

**AP MORGAN**



**Calverley Road, Birmingham**  
Asking Price £280,000



**Features:**

- Two double & One single bedrooms
- Spacious lounge
- Generous dining room
- Modern fitted kitchen
- Family bathroom
- Versatile rear garden with shed
- Off street parking for multiple vehicles
- Prime positioning for amenities.

**Description:**

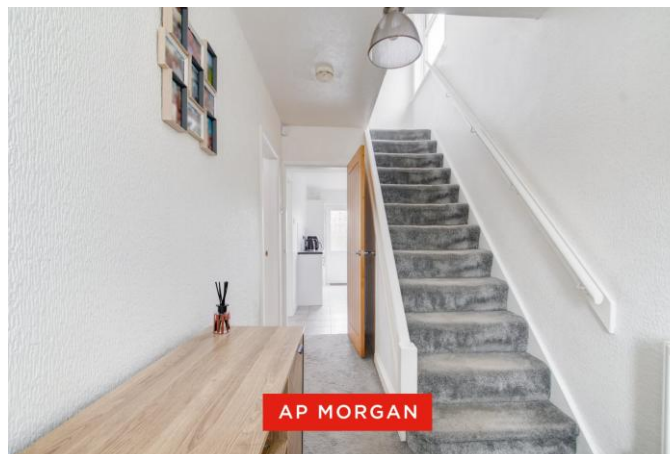
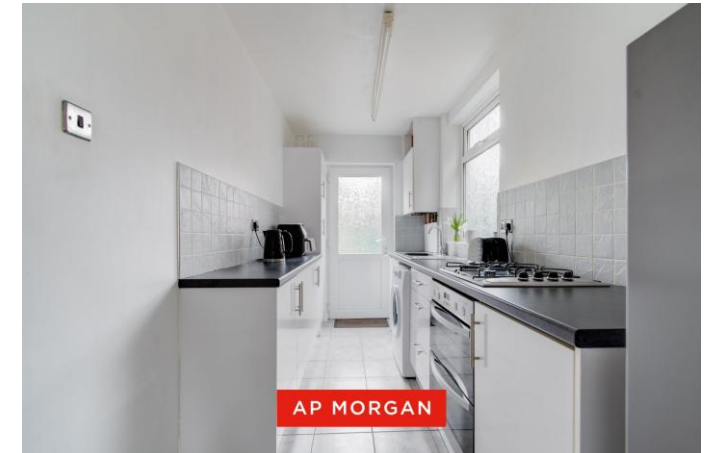
This beautifully presented, three-bedroom, semi-detached house presents a spacious lounge, generous dining room, modern fitted kitchen, family bathroom, a versatile rear garden with external storage, off-street parking for multiple vehicles, prime positioning for amenities.

Approaching the property, there is a tarmac drive with space for parking multiple vehicles with a side alley giving access to the rear garden and front access to the porch.

Entering the porch and hall, there is immediate access to the spacious lounge presenting space for multiple suites, an electric fireplace and a front facing bay window which illuminates the room. The fitted kitchen offers plenty of counterspace with an integral double electric oven, gas hob, sink with drain and space/plumbing for freestanding appliances. Additionally, there is rear garden access and access to the dining room. The dining room is generously sized, presenting ample space for a dining table and chairs, a patio door offers additional rear garden access to the patio.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with a front facing bay window illuminating the room. There is plenty of room for freestanding furniture. Bedroom Two is similarly a large double looking to the rear aspect, also presenting room for freestanding furniture. Bedroom Three is the single of the property and looks to the front aspect, currently being used as a study. The family bathroom is modern and presents a washbasin, WC, shower and bath.

Entering the rear garden, there is a paved patio hosting outdoor furniture and external storage, with an external shed allowing additional space for storage. The grass laid lawn offers space for outdoor activities with a secondary gravel patio giving added room for outdoor furniture. There is a paved path running the length of the garden bordering the lawn with the garden completed by planting beds and wooden panel fencing at the borders.



The property benefits from proximity to nearby shops and amenities, with nearby Kings Norton Green, Cotteridge, and Northfield town providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Kings Norton train station is just over one mile away and provides free parking for rail passengers. Several well-regarded primary and secondary schools are also located nearby.

**Details:**

**Porch**

**Hall**

**Lounge** 16'11" x 9'11" (5.16m x 3.02m) Both Max

**Dining Room** 14'2" x 9'11" (4.32m x 3.02m)

**Kitchen** 13'4" x 6' (4.06m x 1.83m)

**Landing**

**Bedroom One** 17'5" x 9'11" (5.3m x 3.02m)

**Bedroom Two** 13'8" x 9'11" (4.17m x 3.02m)

**Bedroom Three** 10'11" x 5'11" (3.33m x 1.8m)

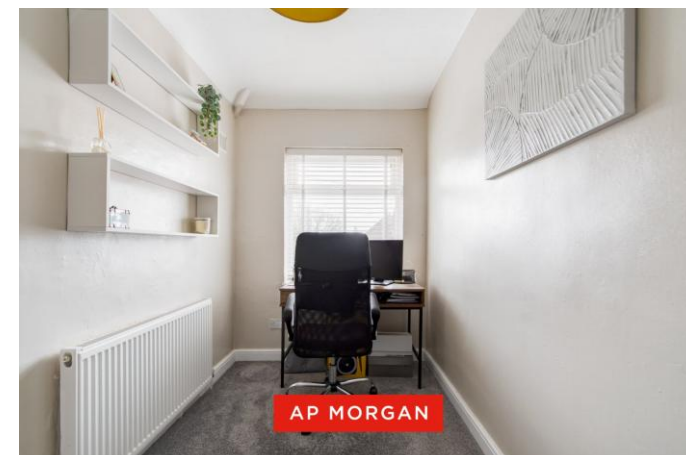
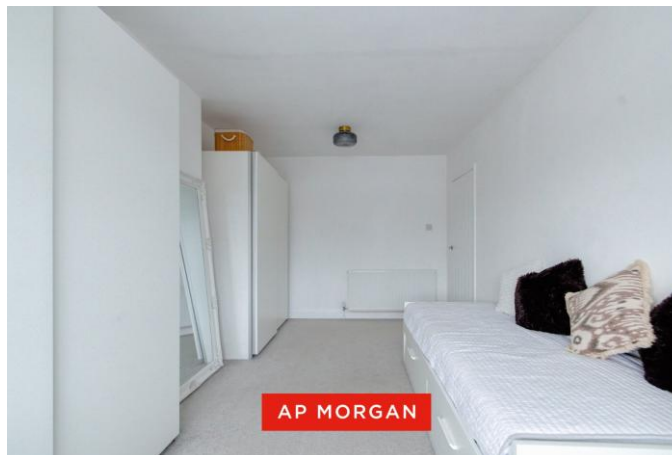
**Family Bathroom** 10'2" x 5'10" (3.1m x 1.78m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.





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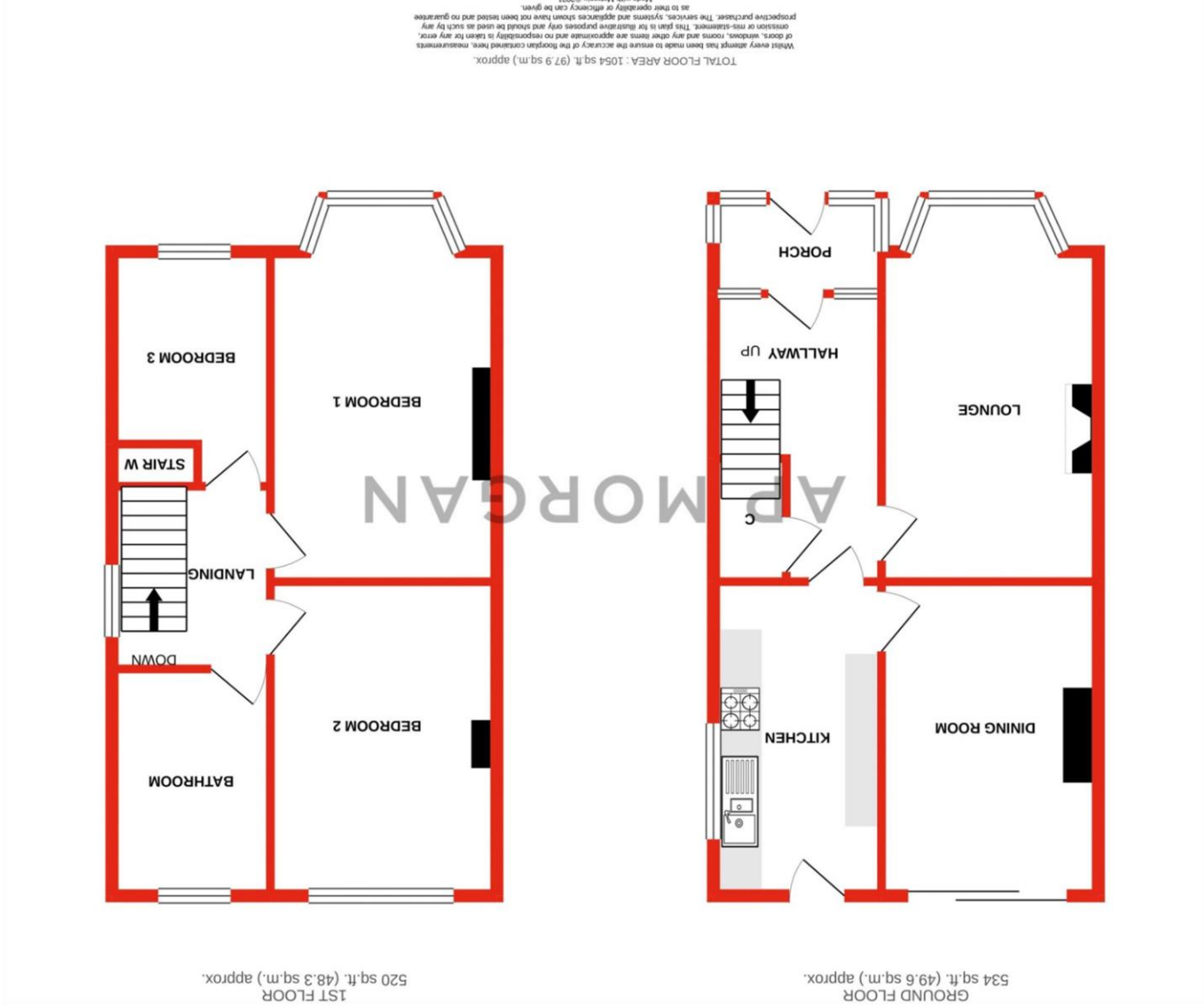
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