

**AP MORGAN**



**Broad Lane, Birmingham, West Midlands**  
Asking Price £295,000

**Features:**

- Semi-detached family home
- Impressive driveway
- Three bedrooms
- Open-plan living space
- Sun room
- Fitted kitchen
- Landscaped rear garden
- Integral single garage

**Description:**

NO CHAIN A well-presented semi-detached family home, situated in the popular residential area of Kings Norton. This property offers three bedrooms, open plan living space and a generous private driveway.

This property is set back behind a private gate and has an impressive driveway with ample parking for multiple cars and a well-kept lawn. To the front of the property is access to the single garage and sheltered front door.

The ground floor comprises: a welcoming hallway, an open plan lounge/dining area with two feature gas fireplaces, a lovely bay window, a beam featured ceiling and access to the rear garden via French doors, the fitted kitchen with room for free standing appliances, and a sunroom with access to the garage and rear garden.

The first floor comprises: two double bedrooms with fitted wardrobes, well-proportioned bedroom three and the family bathroom, providing a patterned frosted window, a bath with overhead shower, WC, wash basin and an airing cupboard.

To the rear of the property is a charming garden, initially laid out on paved patio slabs, with a low maintenance lawn, planted borders and fenced boundaries.



**Details:**

**Hall**

**Lounge** 11'9" x 10'5" (3.58m x 3.18m)

**Dining Room** 9'7" x 10'7" (2.92m x 3.23m)

**Kitchen** 10'8" x 5'5" (3.25m x 1.65m)

**Sun Room** 8'4" x 6' (2.54m x 1.83m)

**Landing**

**Bedroom 1** 12'6" x 10'9" (3.8m x 3.28m)

**Bedroom 2** 12' x 10'5" (3.66m x 3.18m)

**Bedroom 3** 6'8" x 5'6" (2.03m x 1.68m)

**Bathroom** 8' x 5'6" (2.44m x 1.68m)

**Garage** 14'5" x 6'1" (4.4m x 1.85m)



**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 817 8585.

## How can we help you?

### Need a mortgage?

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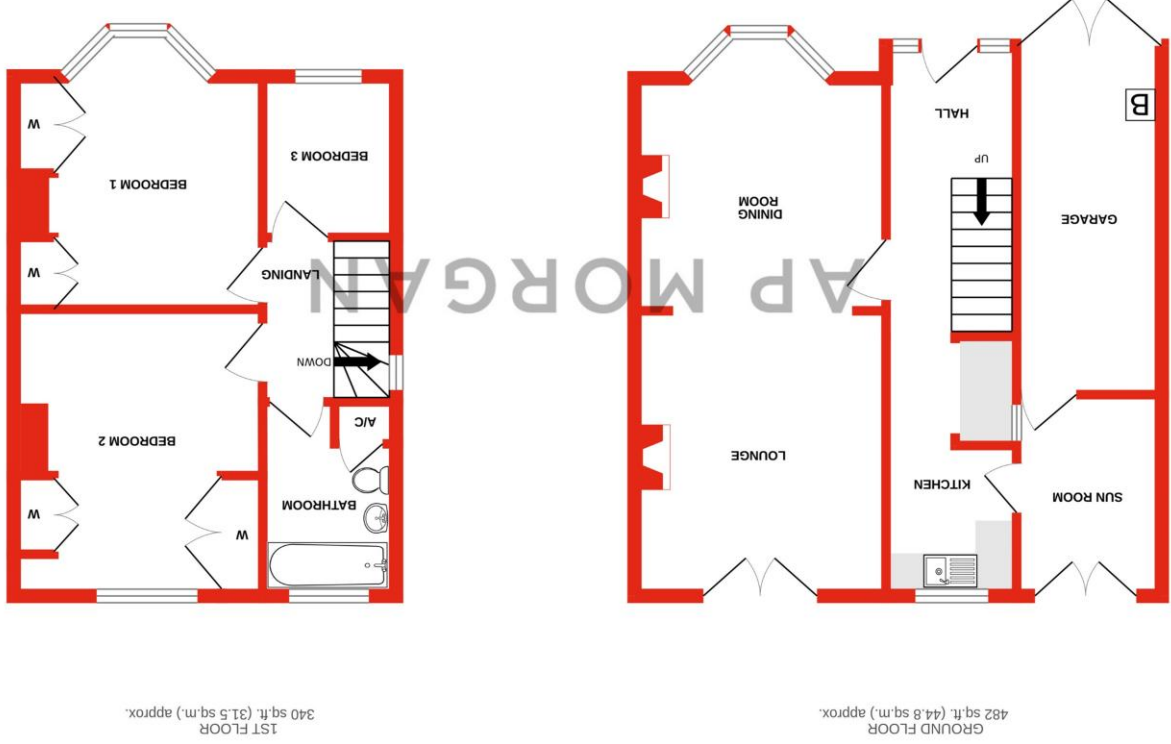
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