

**AP MORGAN**



**Jasmin Croft, Kings Heath, Birmingham**  
Asking Price £320,000

**Features:**

- Well-presented semi- detached property
- Three double bedrooms
- Generous lounge space
- Well-fitted kitchen
- Ample storage throughout
- Low maintenance rear garden
- Two-car driveway and single garage
- Ideal location

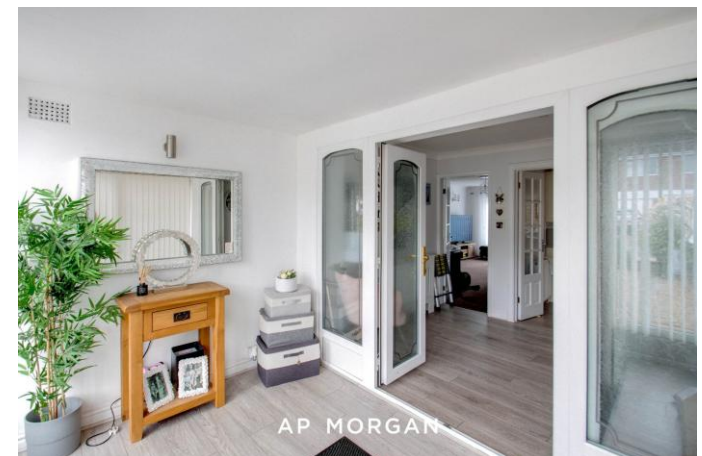
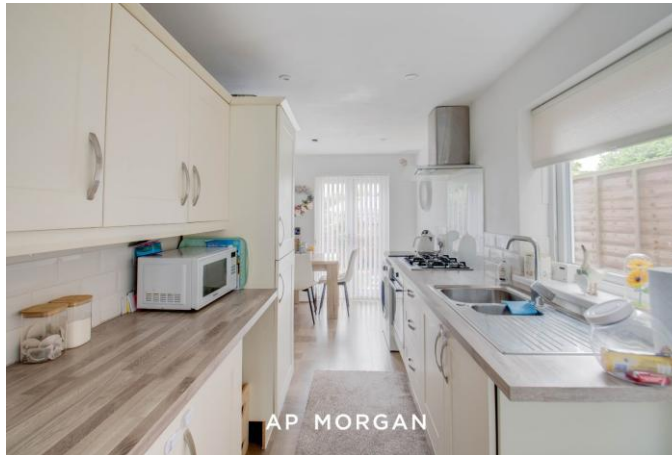
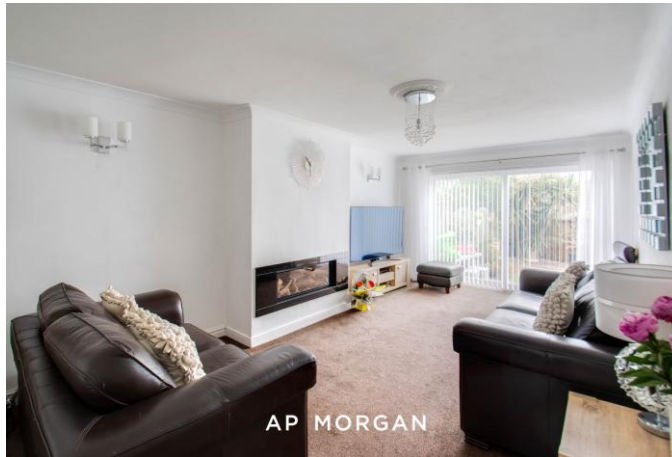
**Description:**

Introducing this well-presented semi-detached home, offering three spacious bedrooms, a generous lounge, a well-fitted kitchen/diner, a low-maintenance rear garden, and the added benefits of a two-car driveway and single garage, situated in Kings Heath, Birmingham.

On arrival, the property features a driveway suitable for two vehicles, with shrubbery to the front, a garage to the left, and a gate providing access to the rear garden on the right.

Upon entering, you are welcomed into a spacious porch, ideal for coat and shoe storage. Double doors lead through to the entrance hall, which comprises stairs rising to the first floor and access to both ground-floor rooms. The lounge provides a comfortable space for relaxation and family entertainment, featuring an electric fireplace and sliding doors opening onto the rear garden. Adjacent to the lounge, the kitchen is equipped with ample storage and worktop space, an integrated oven with a four-burner gas hob, a fridge freezer, space for freestanding utility appliances, and a pantry cupboard beneath the stairs. To the rear of the kitchen is a generous dining area, with French doors opening onto the garden.

The first floor comprises a landing leading to bedroom one, a generous double room with a fitted wardrobe; bedroom two, a further double room with multiple fitted wardrobes; and bedroom three, which is suitable as either a double bedroom or a large single. The bathroom is fitted with a wash basin, shower cubicle, and storage cupboard, while a separate WC is located across the landing.



The low-maintenance rear garden offers an excellent patio area, ideal for outdoor furniture and al fresco dining. An artificial lawn sits at the centre of the garden, while the borders are enhanced with decorative stones, trees, and mature shrubbery.

Located close to Jasmin Fields Nature Reserve and within easy reach of Kings Heath High Street, with its mix of independent shops, cafés, and restaurants, this home combines everyday practicality with a genuinely attractive outdoor space. The recent reopening of Kings Heath railway station also provides a convenient transport link for commuters travelling into Birmingham city centre.

**Details:**

**Porch** 7'4" x 11'2" (2.24m x 3.4m)

**Entrance Hall** 7'6" x 10'4" (2.29m x 3.15m) Both Max

**Lounge** 19'11" x 11'3" (6.07m x 3.43m)

**Kitchen/Diner** 17' x 7'4" (5.18m x 2.24m) Both Max

**Garage** 15'2" x 7'6" (4.62m x 2.29m)

**Landing**

**Bedroom One** 15' x 10'1" (4.57m x 3.07m) Both Max

**Bedroom Two** 13'10" x 10' (4.22m x 3.05m) Both Max

**Bedroom Three** 10'7" x 8'3" (3.23m x 2.51m)

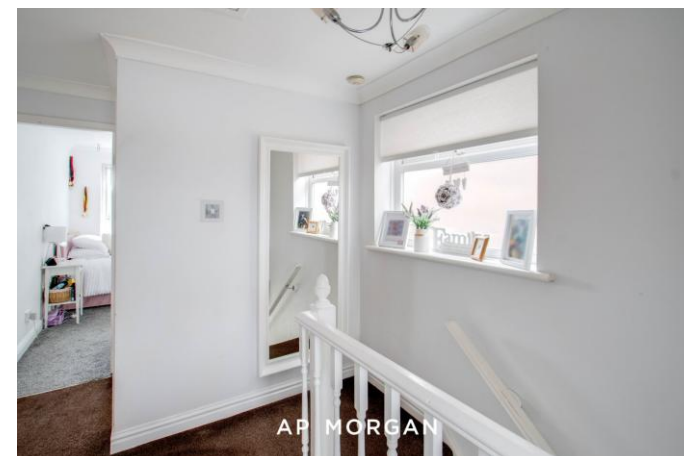
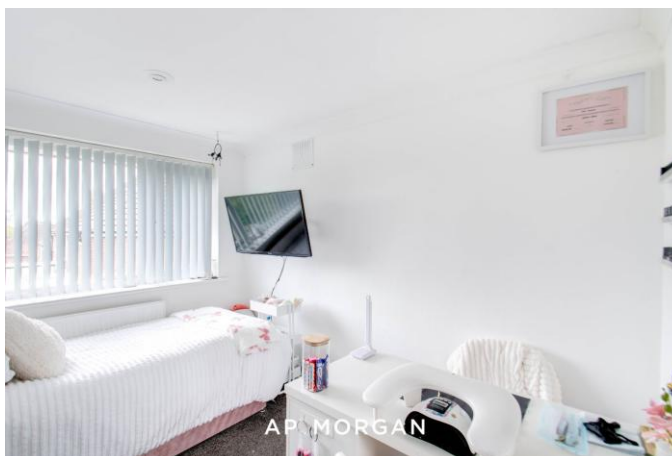
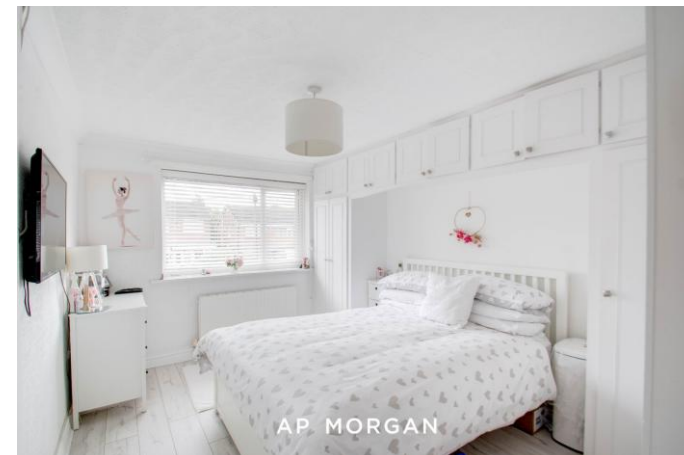
**Bathroom** 8'7" x 6'5" (2.62m x 1.96m)

**Toilet**

**EPC Rating:** D

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

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



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

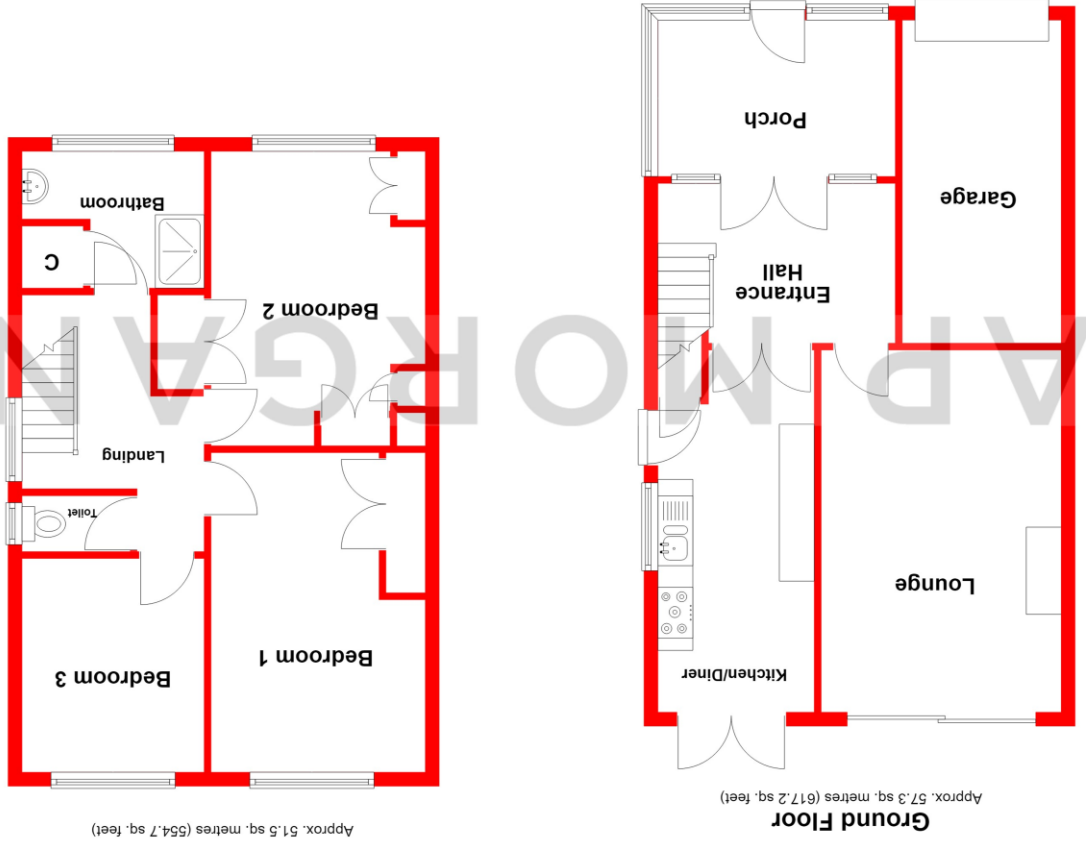
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 57.3 sq. metres (617.2 sq. feet)

First Floor  
Approx. 51.5 sq. metres (554.7 sq. feet)

Total area: approx. 108.9 sq. metres (1171.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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