

AP MORGAN



Jasmin Croft, Kings Heath, Birmingham
Offers in excess of £290,000

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

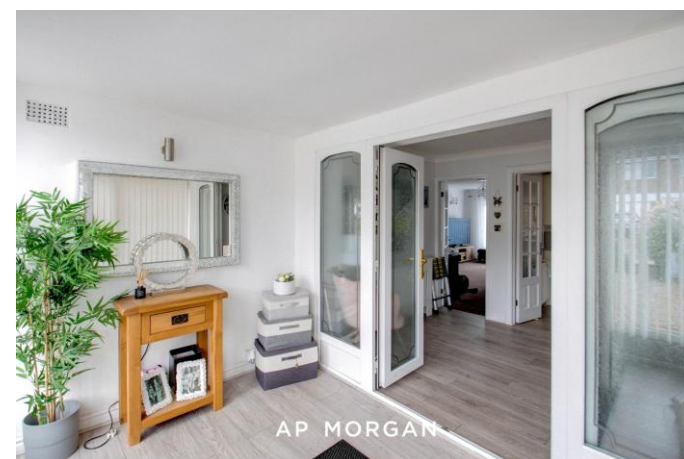
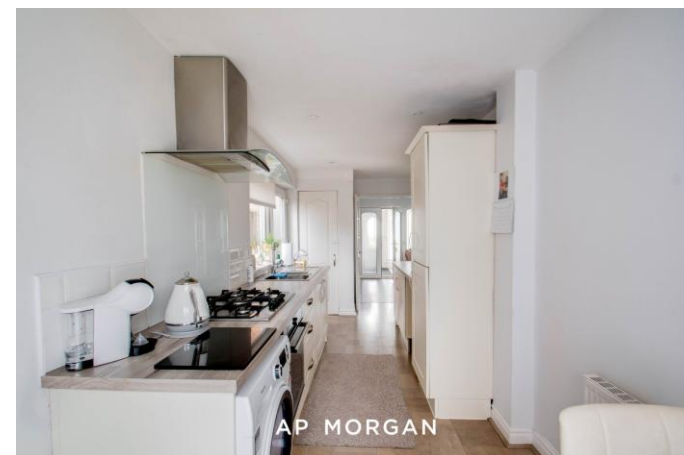
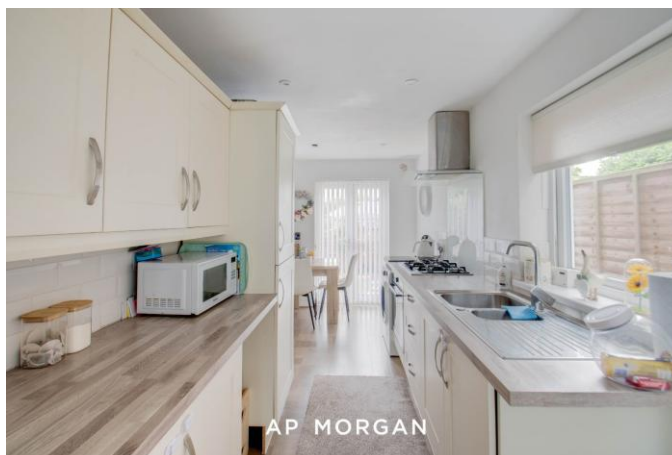
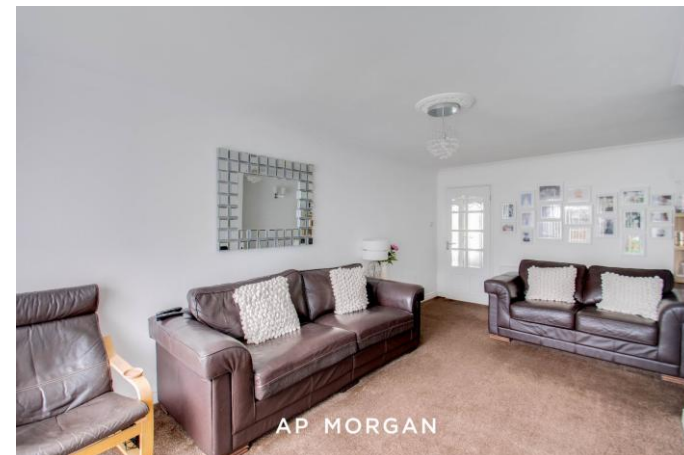
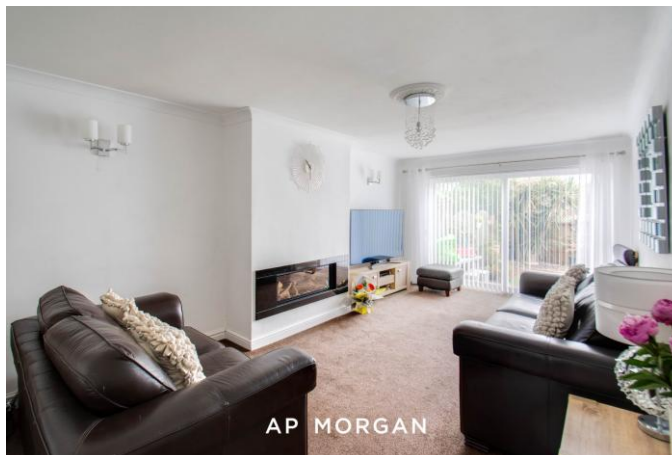
Description:

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)

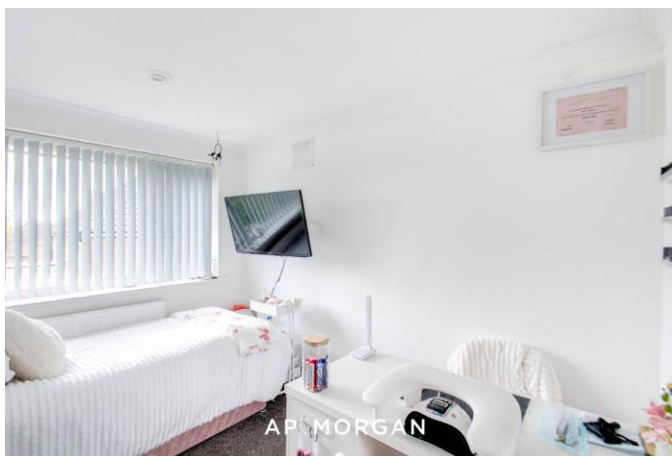
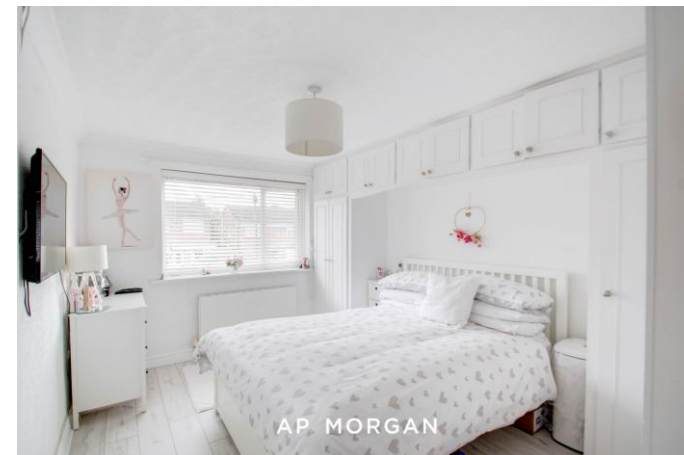
Bathroom 8'7" x 6'5" (2.62m x 1.96m)

Toilet

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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Property to sell?

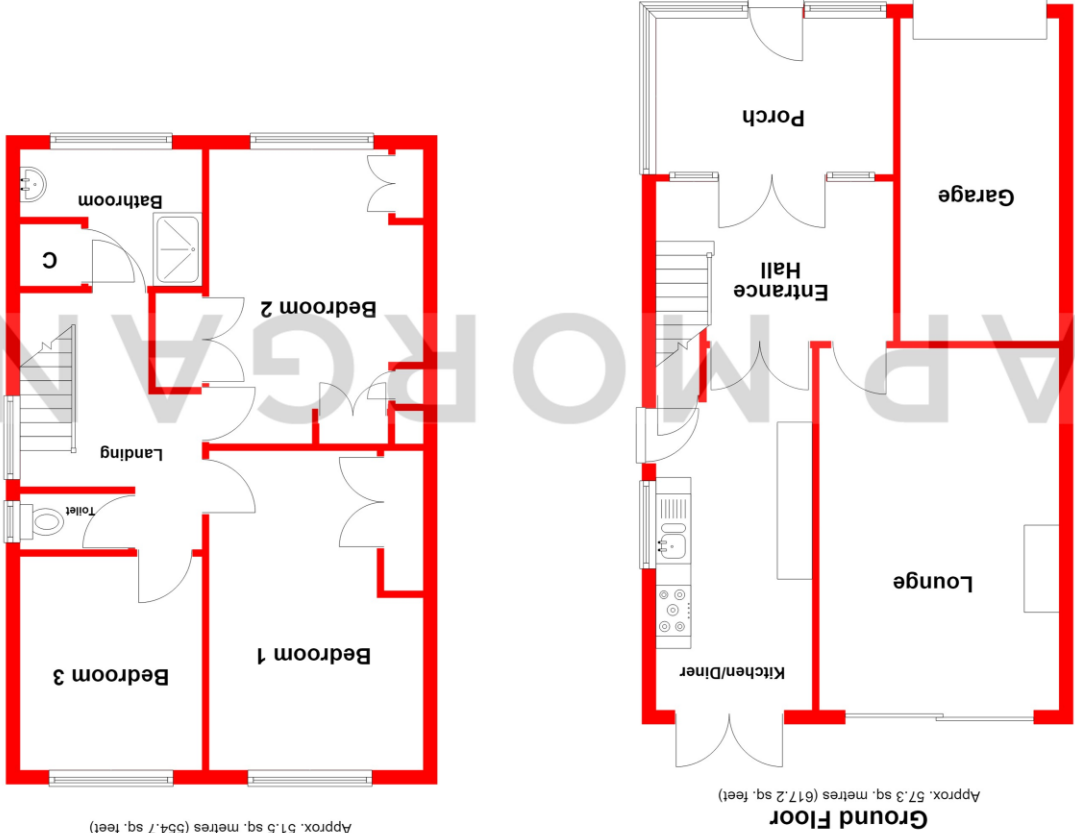
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Total area: approx. 108.9 sq. metres (1171.8 sq. feet)

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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