

AP MORGAN



Gresham Road, Birmingham
Asking Price £325,000

Features:

- Three bedrooms
- Mid-terrace
- Off-street parking on drive
- Lounge & dining room
- Stunning kitchen
- New family bathroom
- Hall Green location

Description:

An excellent opportunity to purchase well-proportioned three-bedroom family home, offering spacious and versatile living accommodation. Situated on a quiet residential road in a sought-after area, this property provides an excellent balance of living space, functionality, and comfort.

The property is fronted by a part block-paved, part tarmacked driveway for two vehicles, bordered to one side by a gravelled raised border. An open porch shelters the front door.

Upon entering, you are welcomed by a spacious and characterful entrance hall, which leads into a lounge to the front and dining room to the rear. The lounge is a bright and airy space with a delightful feature fireplace and large window. The dining room, conveniently open to the kitchen, has double French doors out to the rear patio, offering wonderful views of the garden. The beautiful kitchen is an extensive room with abundant cabinet and counter space, integrated double oven and five-ring gas hob with extractor hood above. Double French windows again open out to the garden.

Rising to the first floor, the floorplan comprises three generous bedrooms, with two double rooms. Bedroom One, the main double bedroom, is a sizeable space with integrated wardrobes and large window. Bedroom Two is a well-sized double room overlooking the rear garden. Bedroom Three, a comfortable single room currently used as a home office, is also ideal for use as a nursery or child's room. The family bathroom has recently (2024) been modernised with high-spec, stylish fittings including a bath, WC, basin, and heated towel rail.



Outside, the rear garden opens out to a patio seating area, walking onto a long stretch of lawn, bordered by wooden panel fencing.

Hall Green enjoys a range of local amenities, including shops, eateries and good schools. The property is located minutes from Stratford Road (A38), offering speedy access to Birmingham city centre, Shirley & Solihull, and the M42. In addition, Hall Green and Yardley Wood train stations provide services to Birmingham and Stratford-Upon-Avon.

The property also benefits from gas central heating and double glazing throughout, plus a sizeable, boarded loft space with ladder.

Details:

Entrance Hall

Lounge 11'9"x14'9" (3.58mx4.5m)

Dining Room 11'9"x12'2" (3.58mx3.7m) Max.

Kitchen 8'2"x17'7" (2.5mx5.36m)

Landing

Bedroom 1 11'9"x14'8" (3.58mx4.47m) Incl. wardrobes

Bedroom 2 11'9"x10'3" (3.58mx3.12m)

Bedroom 3 7'9"x9'11" (2.36mx3.02m)

Bathroom 7'9"x9'11" (2.36mx3.02m)

EPC Rating: To be confirmed

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Property to sell?

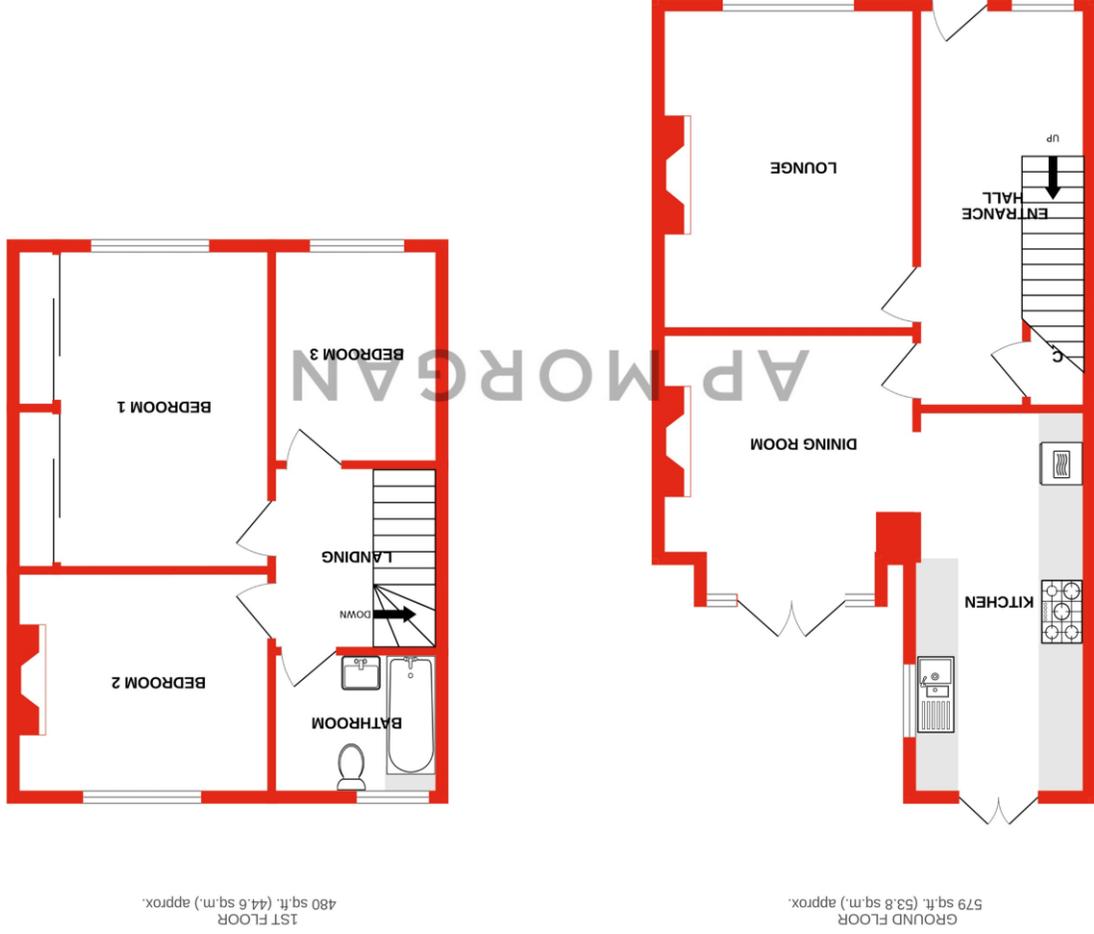
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GROUND FLOOR
579 sq. ft. (53.8 sq.m.) approx.

1ST FLOOR
480 sq. ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA: 1059 sq. ft. (98.4 sq.m.) approx.
What 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.
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