

AP MORGAN



Gresham Road, Birmingham, West Midlands
Offers Over £335,000

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 (2023) 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: C

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?

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

Property to sell?

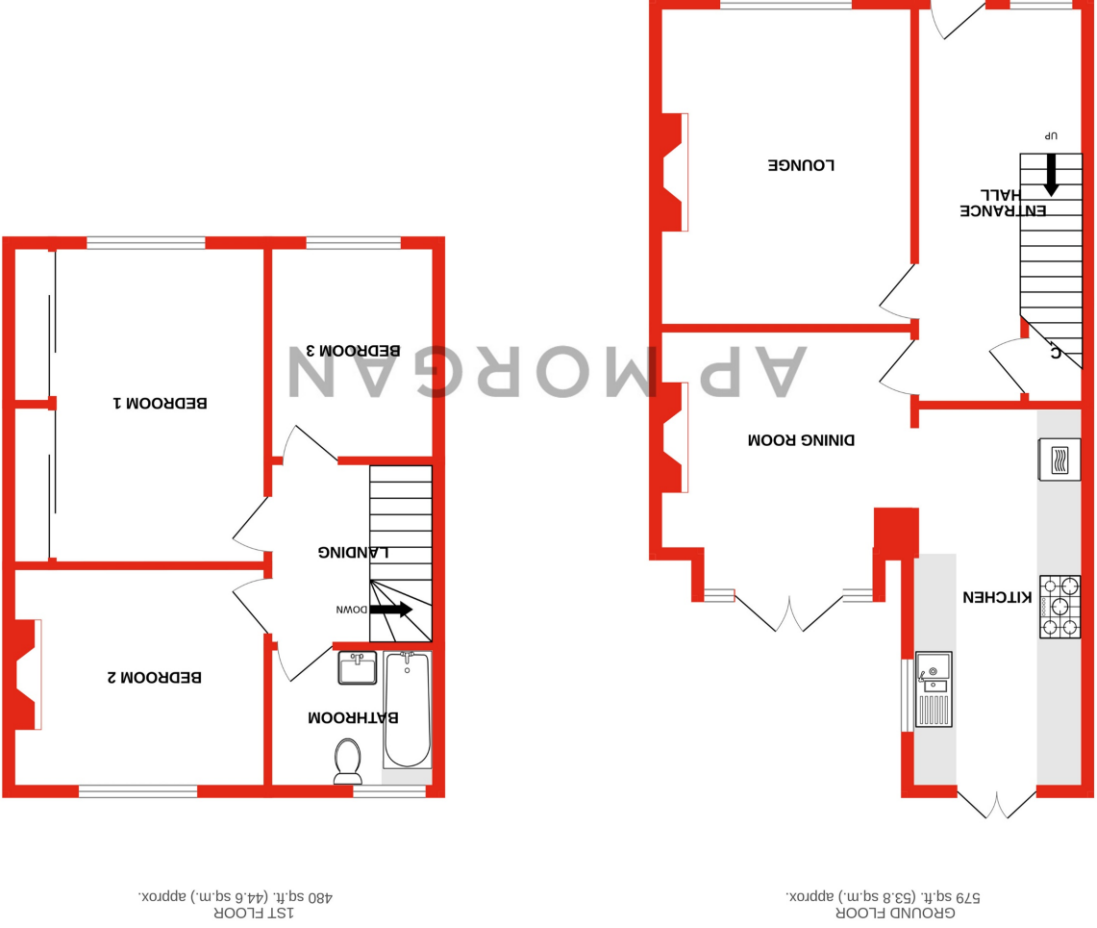
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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
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.
Made with Metropix ©2025

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.