

AP MORGAN



Gospel Lane, Birmingham, West Midlands
Offers in the region of £240,000

Features:

- Solihull Schools Catchment
- Three Bedroom Mid-Terrace Home
- Private Off-Road Parking to Front
- Spacious Living Room with Understairs Storage
- Fitted Kitchen with Access to Conservatory
- Conservatory providing additional living space
- Generous Rear Garden with Decked Patio and Lawn
- Popular Location Close to Shops, Schools, and Transport Links

Description:

Situated in a popular and well-established residential location, this attractive three bedroom mid-terraced property offers spacious and well-proportioned accommodation arranged over two floors. The home is ideally suited to a variety of purchasers including first-time buyers, families and investors alike.

Approach

The property is approached via a private driveway to the front, providing convenient off-road parking and access to the main entrance.

Accommodation

Upon entering the property, you are welcomed into a bright and comfortable living room positioned to the front, offering an inviting space for relaxation. To the rear, the fitted kitchen provides ample storage and worktop space, with access through to the conservatory. The conservatory is a valuable addition, creating a versatile second reception area ideal for dining or additional living space, while enjoying views over the rear garden. A ground floor bathroom completes the accommodation on this level.

Rising to the first floor, the landing provides access to three well-sized bedrooms, including a generous main bedroom, along with further useful storage space.

Condition

The property is presented in good condition throughout, having been well maintained by the current owner, and



offers a practical and functional layout with potential for further personalisation.

Outside

Externally, the property enjoys a low-maintenance rear garden, providing an ideal space for outdoor seating, entertaining and family use.

Location

Occupying a convenient central position, the property is within close proximity to a variety of local shops, restaurants and everyday amenities. Excellent transport links are also readily accessible, making this an ideal location for commuters.

Details:

Hall

Living Room 17'9" x 11'10" (5.4m x 3.6m)

Kitchen 9'6" x 9'6" (2.9m x 2.9m)

Bathroom

Conservatory 11'10" x 10'10" (3.6m x 3.3m)

Landing

Bedroom 1 17'1" x 10'6" (5.2m x 3.2m)

Bedroom 2 13'5" x 9'2" (4.1m x 2.8m)

Bedroom 3 9'10" x 7'7" (3m x 2.3m)

EPC Rating: D

Council Tax Band: A (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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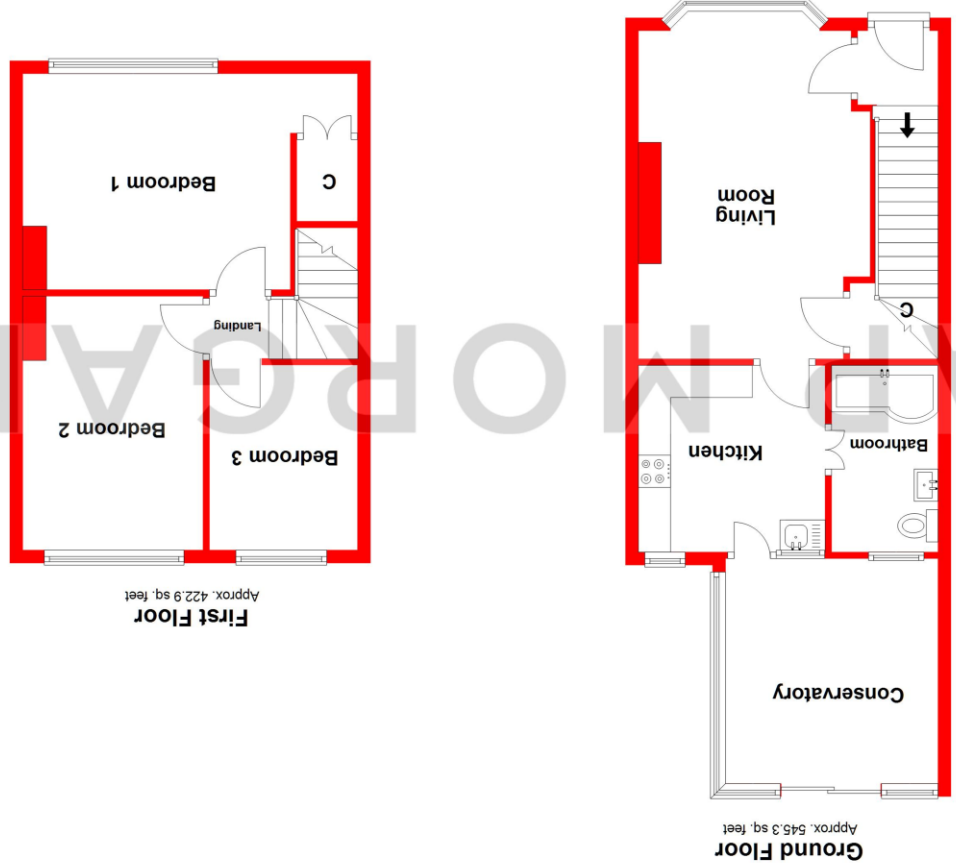
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Total area: approx. 968.2 sq. feet

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 Planip.

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