

AP MORGAN



**Gospel Lane, Birmingham,**  
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-terrace 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.

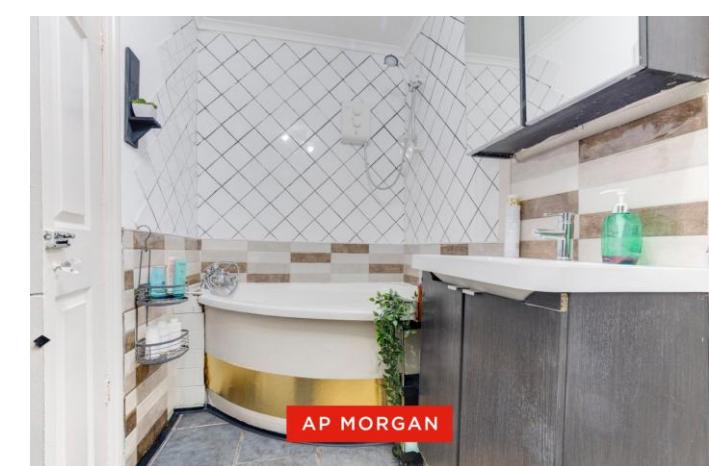
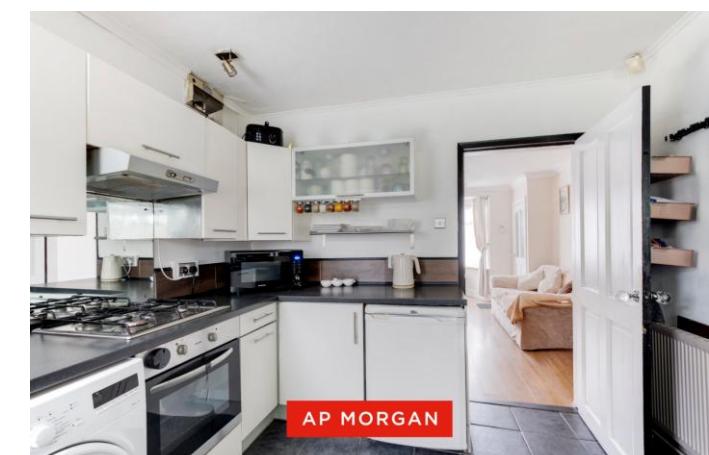
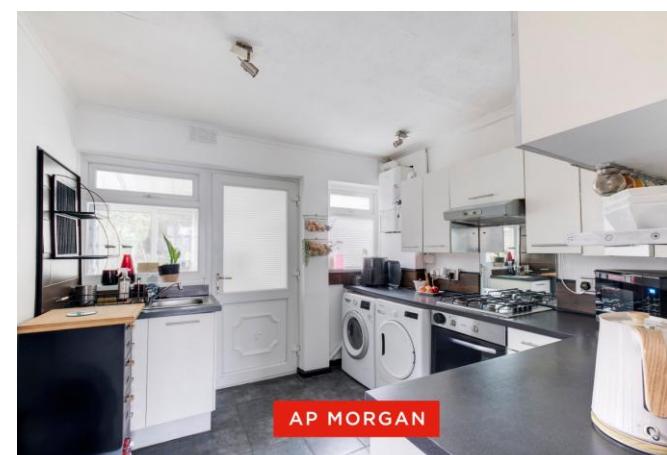
### Accommodation

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

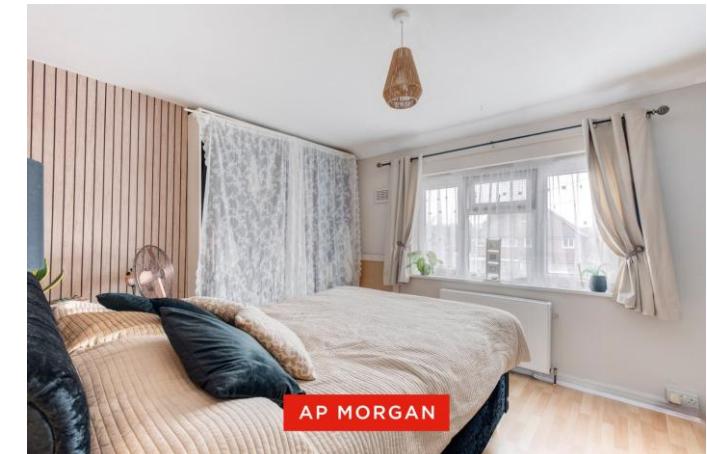
Externally, the property enjoys a low-maintenance rear garden, providing an ideal space for outdoor seating, entertaining and family use.

## Location

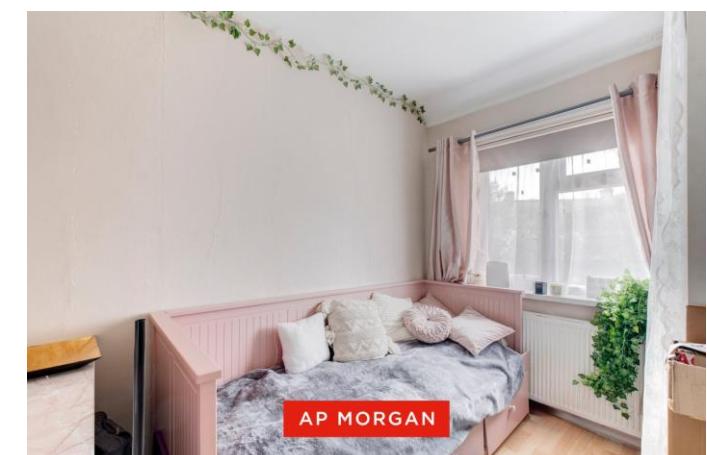
Occupying a convenient central position, the property is within proximity to a variety of local shops, restaurants and everyday amenities. Excellent transport links are also readily accessible, making this an ideal location for commuters.

## Details:

### Hall

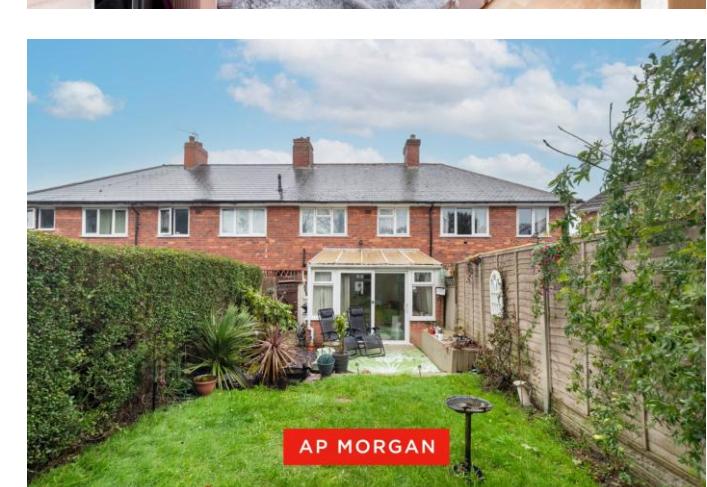
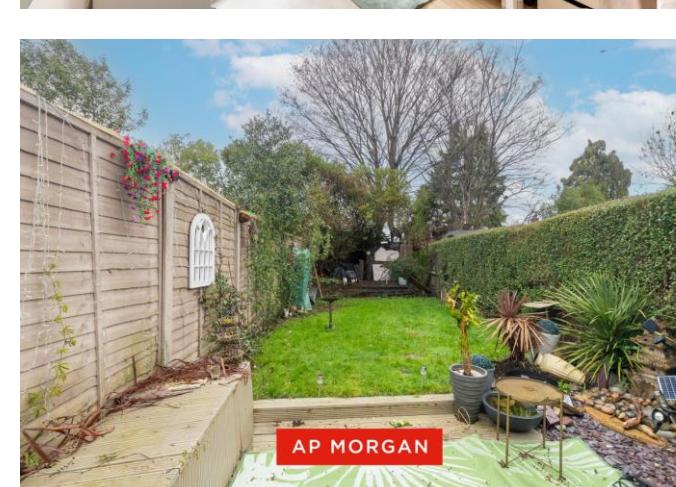


**Living Room** 17'9" x 11'10" (5.4m x 3.6m)



**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.

How can we help you?

## Need a mortgage?

We recommend Wiser Mortgagage Advice. They will search the market for you to ensure you get the right lender and

more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 2858, or visit their website for more information [www.wisermortgageladvice.co.uk](http://www.wisermortgageladvice.co.uk)

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视界, 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.

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.

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 £39 + 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

Total area: approx. 968.2 sq. feet

Approx. 422.9 sq. feet

**FIRST FLOOR**

Bedroom 1

Bedroom 2

Bedroom 3

Landing

Approx. 545.3 sq. feet

**GROUNDED FLOOR**

Living Room

Kitchen

Bathroom

Conservatory

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