

AP MORGAN



Overton Close, Birmingham
Offers in the region of £325,000

Features:

- Three Bedroom Detached Property
- Spacious Dual-Aspect Lounge/Dining Room
- Well-Equipped Fitted Kitchen
- Convenient Ground Floor WC
- Three Generous Bedrooms on the First Floor
- Family Bathroom
- Private Driveway & Attached Garage
- Convenient Location: Close To Shops, Eateries, Local Amenities & Excellent Transport Links

Description:

Situated in a popular area is this three-bedroom detached home with a spacious living room and a well-maintained garden, presented in good condition throughout. The property is approached via a private driveway providing ample off-street parking and leading directly to the attached garage, offering both convenience and valuable storage space.

Once inside the interior briefly comprises an entrance hall, which sets a welcoming tone and provides access to all ground floor accommodation as well as the staircase to the first floor. Positioned to the front, the well-proportioned lounge/dining room is a bright, dual-aspect space, perfect for relaxing or entertaining, with plenty of room for both comfortable seating and dining furniture. Adjacent to this is the fitted kitchen, equipped with a good range of units, worktops and essential appliances, designed for practical everyday use. Completing the ground floor is a convenient guest WC, adding further practicality for modern living.

Upstairs, the first floor offers three well-sized bedrooms, providing flexible accommodation suitable for a variety of needs. Bedroom One is a spacious main bedroom, while Bedrooms Two and Three are both generous in size, ideal as guest rooms, children's bedrooms or adaptable spaces such as a home office or study. Completing the first floor is the family bathroom, fitted with a bath, wash hand basin and WC, finished to a good standard and serving the bedrooms perfectly.



Moving outside the property enjoys a well-maintained landscaped rear garden with a paved patio area – ideal for outdoor dining and entertaining – alongside well-stocked borders and lawned areas, creating a private and peaceful outdoor space to enjoy.

The property is close to eateries, shops and amenities, putting everyday needs within easy reach. It is also conveniently placed to easily access transport links, making it ideal for commuters and anyone seeking excellent connectivity to surrounding areas.

Details:

Hall

Lounge/Dining Room 18'1" x 16'2" (5.5m x 4.93m) Both Max

Kitchen 17'8" x 10'11" (5.38m x 3.33m) Both Max

Landing

Bedroom 1 13' x 11'3" (3.96m x 3.43m)

Bedroom 2 12'4" x 11'3" (3.76m x 3.43m) Both Max

Bedroom 3 9'2" x 7'7" (2.8m x 2.3m)

Bathroom 6'6" x 1.67 (1.98m x 1.67)

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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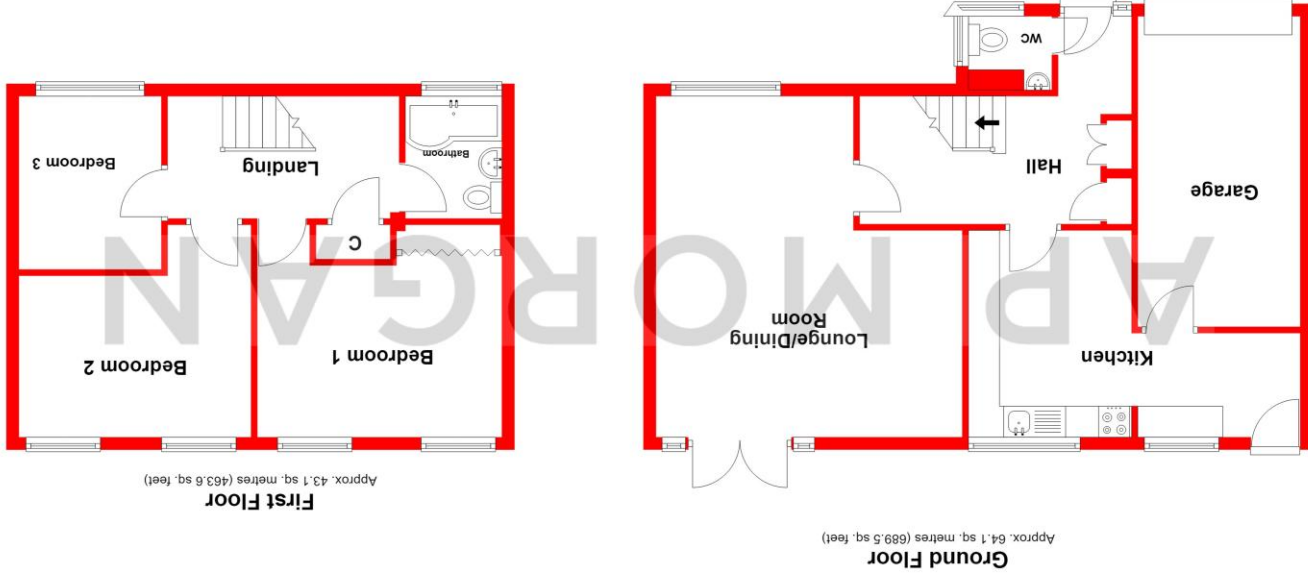
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Total area: approx. 107.1 sq. metres (1153.1 sq. feet)

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 Plan produced using Planip.

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