

AP MORGAN



Southam Road, Birmingham
Asking Price £450,000

Features:

- Sought-After Area
- Extremely Well Presented Throughout
- Period Property
- Two Reception Rooms
- Fitted Kitchen with Appliances
- Landscaped Rear Garden with Hot-Tub
- Additional Parking to Rear with Garage
- Close to Local Amenities & Transport Links

Description:

Situated in a sought-after location is this spacious and well-presented four-bedroom semi-detached home, offering flexible living across three floors and excellent outdoor space.

The property is approached via a private driveway providing off-road parking with the additional benefit of further parking spaces and a garage to the rear.

Once inside, the welcoming hallway leads to a bright dining room at the front, a modern fitted kitchen with access to a utility room, and a convenient ground floor WC. To the rear, a generously sized lounge provides an ideal space for family living and entertaining.

The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor boasts a spacious fourth bedroom with useful storage areas, making it perfect as a master suite, guest room, or home office.

Moving outside, the property enjoys a beautifully landscaped rear garden with patio areas, established planting, and the added luxury of a hot tub, ideal for relaxation and entertaining.

The home is set within a popular residential area close to excellent school catchments, local amenities, and major motorway networks, making it ideal for both families and commuters.



Details:

Guest WC

Dining Room 15'1" x 11'2" (4.6m x 3.4m) Both Max

Lounge 16'9" x 10'10" (5.1m x 3.3m) Both Max

Kitchen 12'2" x 8'6" (3.7m x 2.6m)

Utility Room

Bedroom 1 11'10" x 8'10" (3.6m x 2.7m)

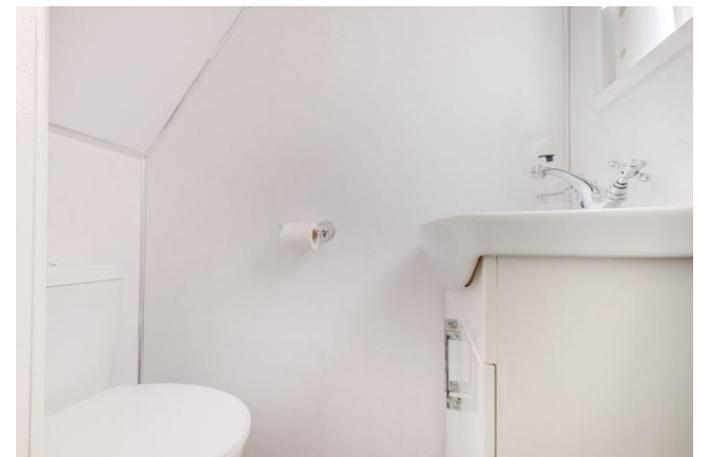
Bedroom 2 11'10" x 8'10" (3.6m x 2.7m)

Bedroom 3 11'2" x 10'10" (3.4m x 3.3m)

Bathroom 7'7" x 5'3" (2.3m x 1.6m)

Bedroom 4 10'10" x 8'2" (3.3m x 2.5m)

Garage to Rear



EPC Rating: D

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?

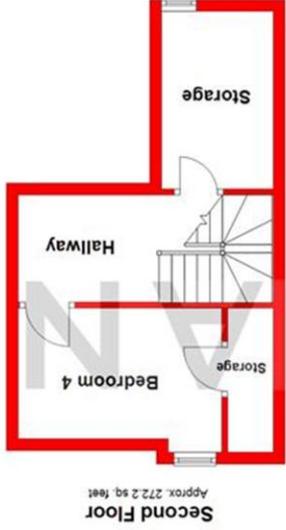
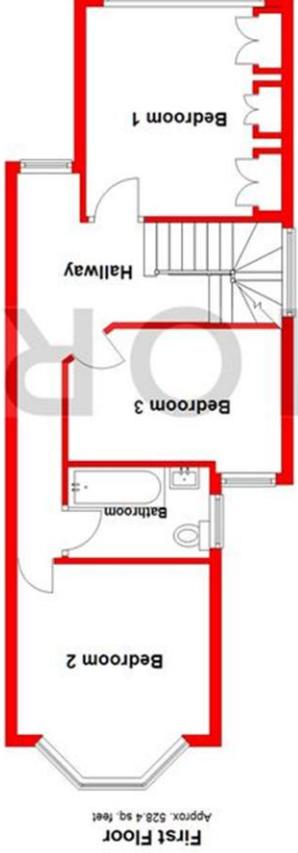
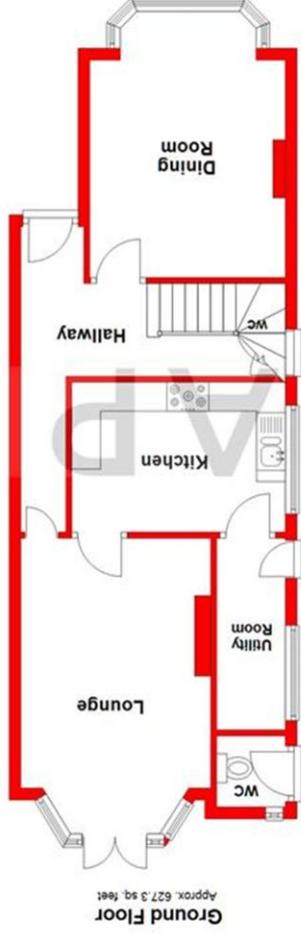
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 1427.9 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 Planipr.

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