

AP MORGAN



Botteville Road, Birmingham

Asking Price £350,000

Features:

- Two double & one single bedrooms
- Spacious living/dining room
- Generous kitchen
- Utility room
- Large side garage
- Family bathroom
- Separate WC
- Plenty of storage
- Versatile rear garden
- Prime positioning for amenities access

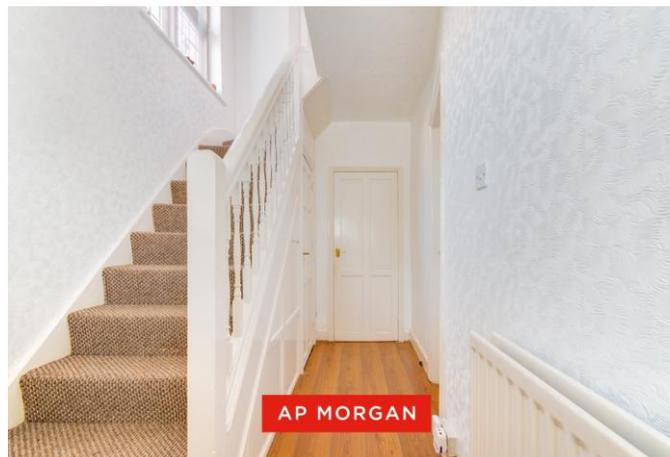
Description:

This beautifully presented, three-bedroom, semi-detached house in Birmingham is a perfect family home presenting spacious living/dining rooms, a generously sized kitchen, a utility room, large side garage, a family bathroom, separate WC, plenty of storage from a boarded loft with fixed stairs, a versatile rear garden and hosts prime positioning for amenities access.

Approaching the property, there is a gated gravel drive offering space for parking multiple vehicles and encompassing a central tree. There is front access to the side garage, porch and hall. The front garden is bordered by wooden panel fencing and a stone-brick wall.

Entering the property to the porch and hall, there is plenty of room for removing outdoor footwear or jackets, the spacious living/dining room is immediately accessible and hosts multiple suites, gas fireplaces in the living and dining areas, a large dining table, chairs and an abundance of natural light from the front facing bay window and rear facing French doors also allowing access to the garden. The generously sized kitchen offers ample counterspace with an integral sink and drain, views to the rear garden and space for a freestanding oven. The adjoining utility gives additional space/plumbing for freestanding appliances and access to the rear garden. The ground floor is completed by a side garage which offers plenty of space for storage.

The first-floor landing presents Bedroom One, a spacious double looking to the rear aspect hosting space for freestanding furniture and bay window giving panoramic views to the rear garden. Bedroom Two is also a spacious double which looks to the front aspect and similarly presents a front facing bay window. Bedroom Three is the single bedroom of the property and hosts a bay window. The family bathroom presents a washbasin and bath/shower with a separate WC accessed from the landing. The first floor is completed by fixed stairs to the boarded loft, offering plenty of room for storage.



The rear garden opens to a paved patio hosting space for outdoor furniture and external storage, this continues to a raised grass laid lawn, perfect for entertaining and outdoor activities. The garden is completed by wooden panel fencing.

The area is within close proximity to excellent schools and has fantastic bus and rail links a short walk away, leading directly to Solihull Town Centre and Birmingham City Centre, as well as Stratford-Upon-Avon and Leamington Spa. Local amenities, and an array of retail, bars and eateries are all within walking distance. Birmingham Airport, the NEC, Birmingham International and pending HS2 Stations are easily accessible by car and bus.

Details:

Porch

Entrance Hall

Living / Dining Room 27' x 12'4" (8.23m x 3.76m) Both Max

Kitchen 8'9" x 8'1" (2.67m x 2.46m)

Utility Room 13'10" x 4'8" (4.22m x 1.42m) Both Max

Side Garage 18'11" x 6'5" (5.77m x 1.96m) Both Max

Landing

Bedroom One 13'11" x 11'10" (4.24m x 3.6m) Both Max

Bedroom Two 13'9" x 11'10" (4.2m x 3.6m) Both Max

Bedroom Three 10'4" x 6'7" (3.15m x 2m) Both Max

Bathroom 5'11" x 8'2" (1.8m x 2.5m) Both Max

WC 2'11" x 4'11" (0.9m x 1.5m) Both Max

Usable Loft Space 14' x 14'3" (4.27m x 4.34m)

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.



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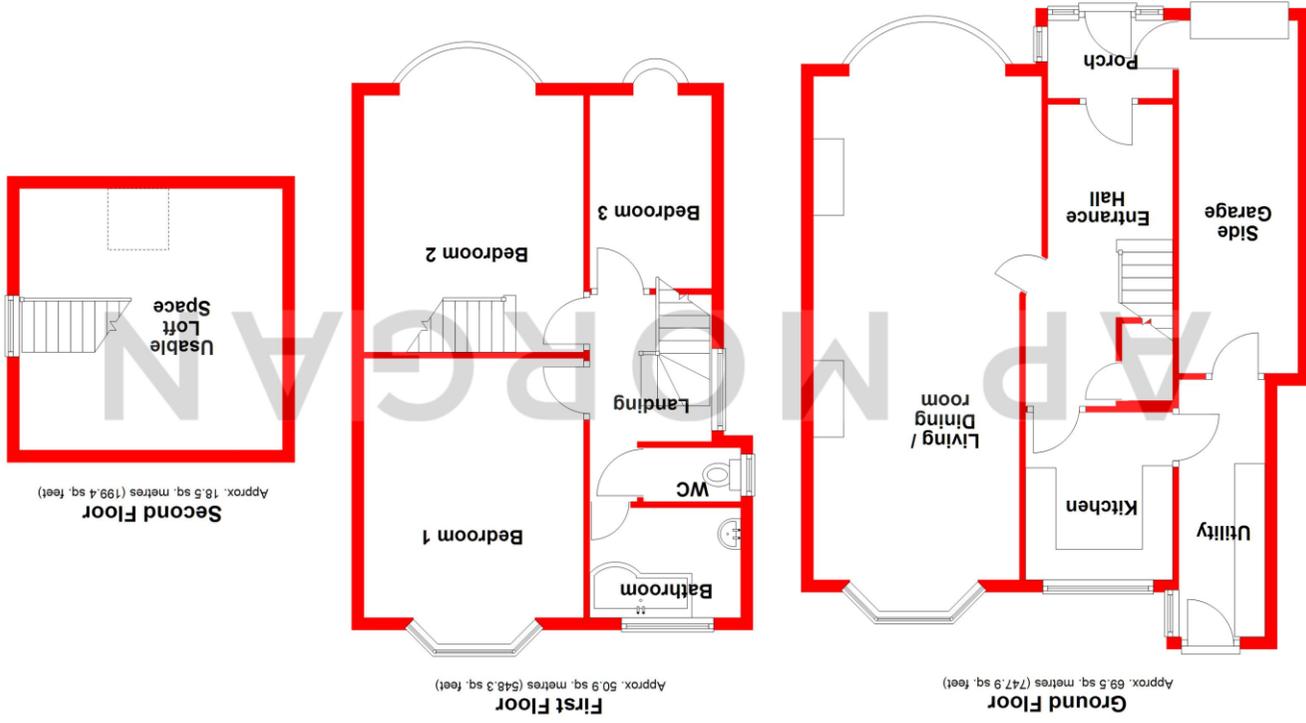
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