

**AP MORGAN**



**Botteville Road, Acocks Green, Birmingham**  
Offers in excess of £325,000

### Features:

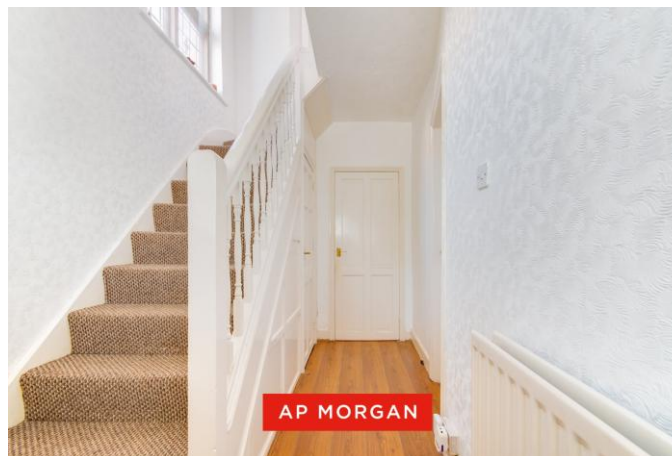
- Two double & one single bedrooms
- Spacious living/dining room
- Generous kitchen
- Utility room
- Large side garage
- Family bathroom
- Seperate WC
- Plenty of storage
- Versatile rear garden
- Prime positioning for amenities access

### 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 driveway providing parking for multiple vehicles, centred around a mature tree (we understand there is no Tree Preservation Order on this tree; however, this should be verified by a solicitor). The front elevation offers access to the side garage, porch, and main entrance hall. The front garden is enclosed by a combination of 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



## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

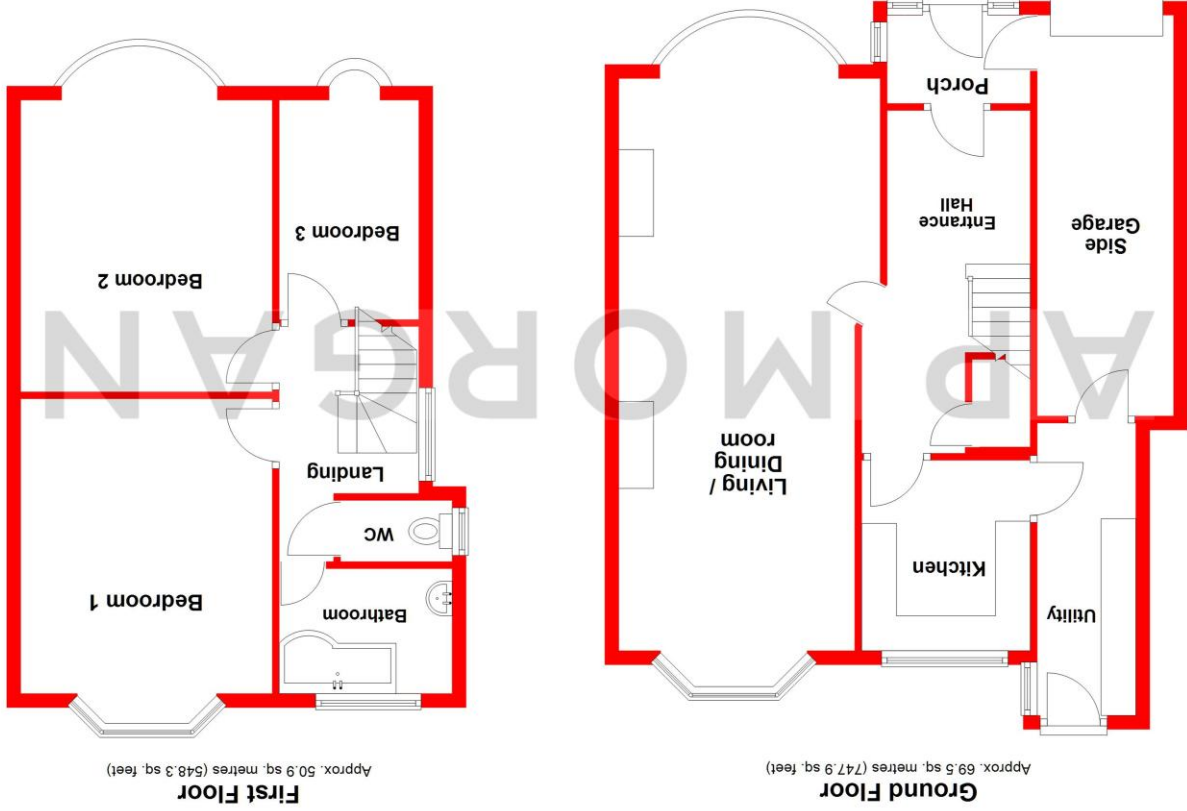
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 120.4 sq. metres (1296.2 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 PlanUp.

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