

AP MORGAN



Brampton Avenue, Birmingham
Offers in the region of £400,000

Features:

- Situated in a Popular Cul de Sac Location
- Extended Larger Style Semi Detached Family Home
- Off Road Parking with Tandem Garage
- Immaculately Presented Throughout
- Two Reception Rooms
- Spacious Loft Room with Spiral Staircase
- Close to Local Shops, Eateries and Amenities
- Excellent Public Transport & Road Network Links

Description:

Situated in a popular residential location is this immaculately presented and extended three-bedroom semi-detached home, offering spacious and versatile accommodation across three floors, including a superb loft room accessed via an attractive spiral staircase.

Approach

The property is approached via a private driveway providing off road parking and leading to a tandem garage, with a porch opening into the welcoming entrance hall. The ground floor accommodation is well planned and ideal for modern family living, comprising a generous living room with bay window, a separate dining room with doors opening onto the rear garden, and a well-appointed kitchen with adjoining breakfast room.

To the rear there is the added benefit of a utility room and a contemporary downstairs shower room, enhancing the practicality of the home.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom and separate WC. From the second bedroom, a striking spiral staircase rises to the impressive loft room on the second floor, offering flexible space ideal for a home office, hobbies room or occasional guest accommodation (subject to any necessary consents).

Outside

Moving outside, the property enjoys a beautifully maintained and landscaped rear garden, thoughtfully designed to provide a pleasant and highly usable outdoor space. There is also a versatile garden room, perfect for entertaining, working from home or relaxing. The tandem garage further adds valuable storage or workshop space.

The property is conveniently positioned close to local shops and amenities and benefits from excellent access to transport links.



Great Condition

Presented in excellent condition throughout, this extended home is ready for immediate occupation and offers spacious, flexible accommodation suited to a wide range of buyers seeking a stylish and well-maintained family home.

Details:

Porch

Hall

Living Room 16'2" x 3.36 (4.93m x 3.36) Both Max

Dining Room 15'9" x 11' (4.8m x 3.35m) Both Max

Kitchen 10'8" x 9'9" (3.25m x 2.97m)

Breakfast Room 14'4" x 5' (4.37m x 1.52m)

Utility Room 8'8" x 5' (2.64m x 1.52m)

Shower Room 9'9" x 4'7" (2.97m x 1.4m)

Landing

Bedroom 1 15'8" x 10'10" (4.78m x 3.3m)

Bedroom 2 15'1" x 10'10" (4.6m x 3.3m) Both Max

Bedroom 3 7'6" x 7'5" (2.29m x 2.26m)

WC 6' x 2'9" (1.83m x 0.84m)

Bathroom 9'11" x 7'3" (3.02m x 2.2m)

Loft Room 17'3" x 14'4" (5.26m x 4.37m) Limited Height

EPC Rating: To be confirmed

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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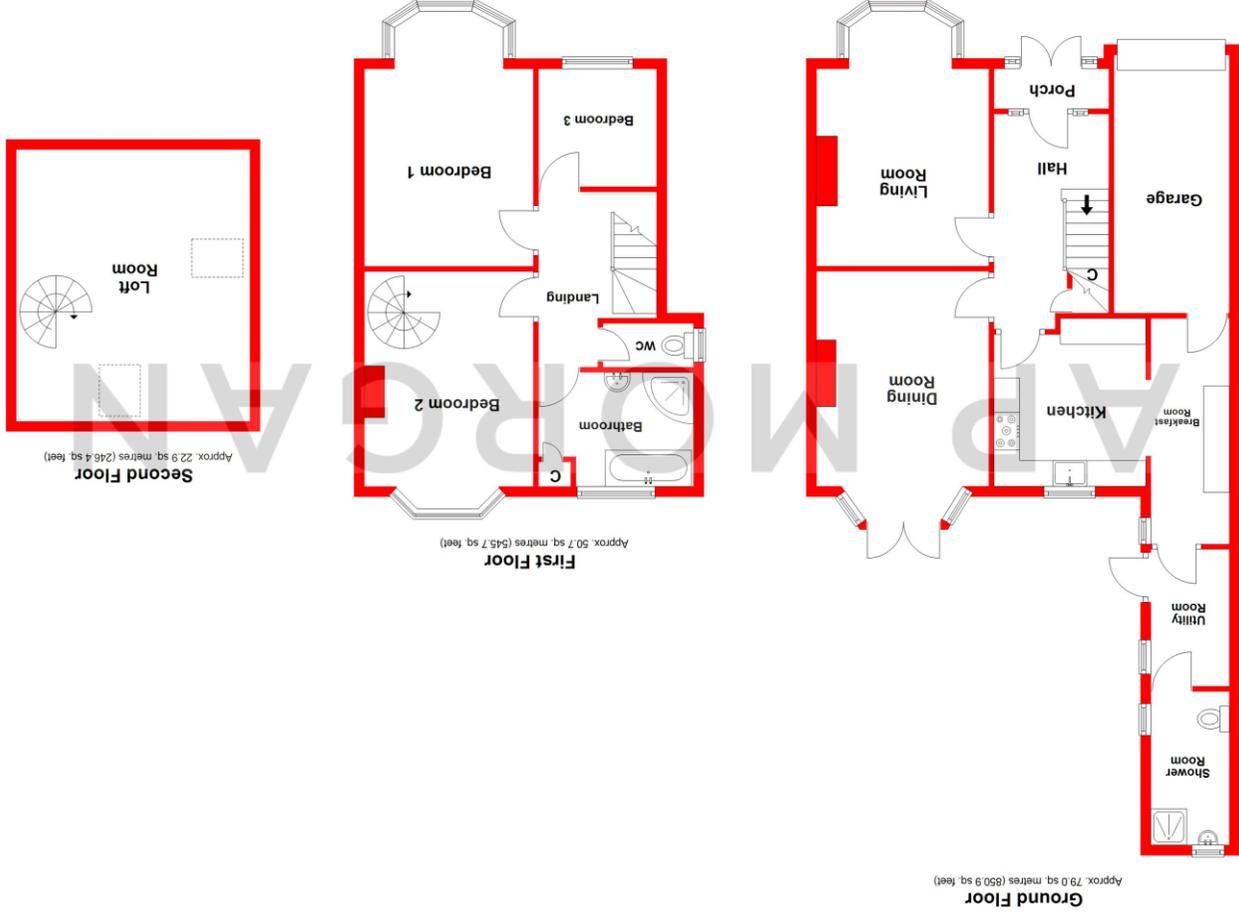
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