

AP MORGAN



Sandgate Road, Birmingham
Offers in excess of £400,000

Features:

- Three Bedroom Semi-Detached Property
- Spacious And Versatile Living Accommodation
- Large Side Garage/Workshop
- Two Reception Rooms Plus Sunroom
- Fitted Kitchen with Ample Storage
- Useful Loft Room Ideal for Home Office
- Large Well Maintained Rear Garden
- Private Driveway with Ample Off-Road Parking

Description:

Situated in a popular and convenient location is this well presented three-bedroom semi-detached property, offering generous and versatile living space throughout. The home benefits from a substantial side garage/workshop, multiple reception areas and a useful loft room, making it ideal for growing families.

Approach

The property is approached via a spacious private driveway providing ample off-road parking and access to the garage. An enclosed porch leads into a welcoming entrance hall.

Accommodation

Once inside, the interior briefly comprises: an entrance hall with stairs rising to the first floor, a spacious living room to the front and a separate dining room, ideal for entertaining. The fitted kitchen provides a range of wall and base units and leads through to a bright sunroom overlooking the rear garden. The ground floor also benefits from a useful WC, storage cupboard and access to the large garage/workshop, offering excellent potential for a variety of uses.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. A further staircase leads to a versatile loft room, which can be used as a home office, hobby space or additional storage.

Outside

Moving outside, the property enjoys a large, well-maintained rear garden, providing an ideal space for outdoor seating, entertaining and family use.



Location

The property is conveniently located close to a range of eateries, shops and everyday amenities. It is also well placed for access to transport links, making commuting to surrounding areas simple and convenient.

Details:

Porch

Hall

Living Room 15'9" x 12'9" (4.8m x 3.89m) Both Max

Dining Room 14'8" x 12'9" (4.47m x 3.89m)

Kitchen 12'2" x 10'10" (3.7m x 3.3m) Both Max

Sunroom 16'8" x 11'8" (5.08m x 3.56m) Both Max

Downstairs WC

Landing

Bedroom 1 15'6" x 12'4" (4.72m x 3.76m) Both Max

Bedroom 2 14'8" x 12'9" (4.47m x 3.89m)

Bedroom 3 8'4" x 6'5" (2.54m x 1.96m)

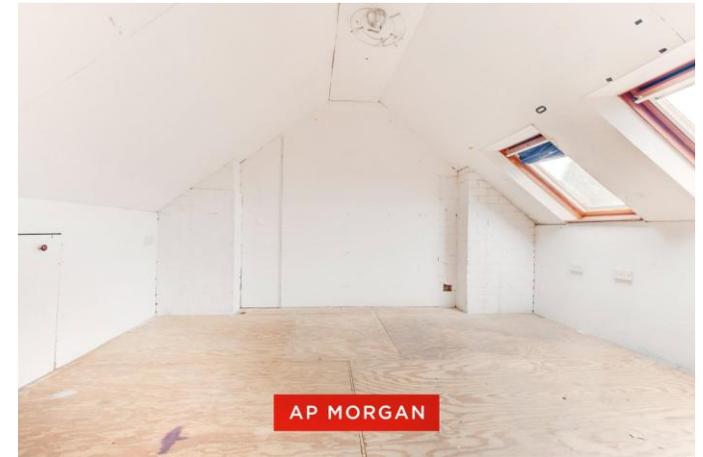
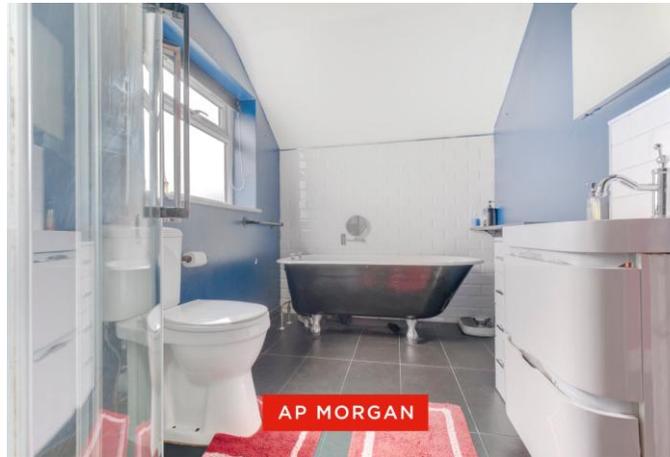
Bathroom 13'7" x 6'8" (4.14m x 2.03m)

EPC Rating: D

Council Tax Band: D (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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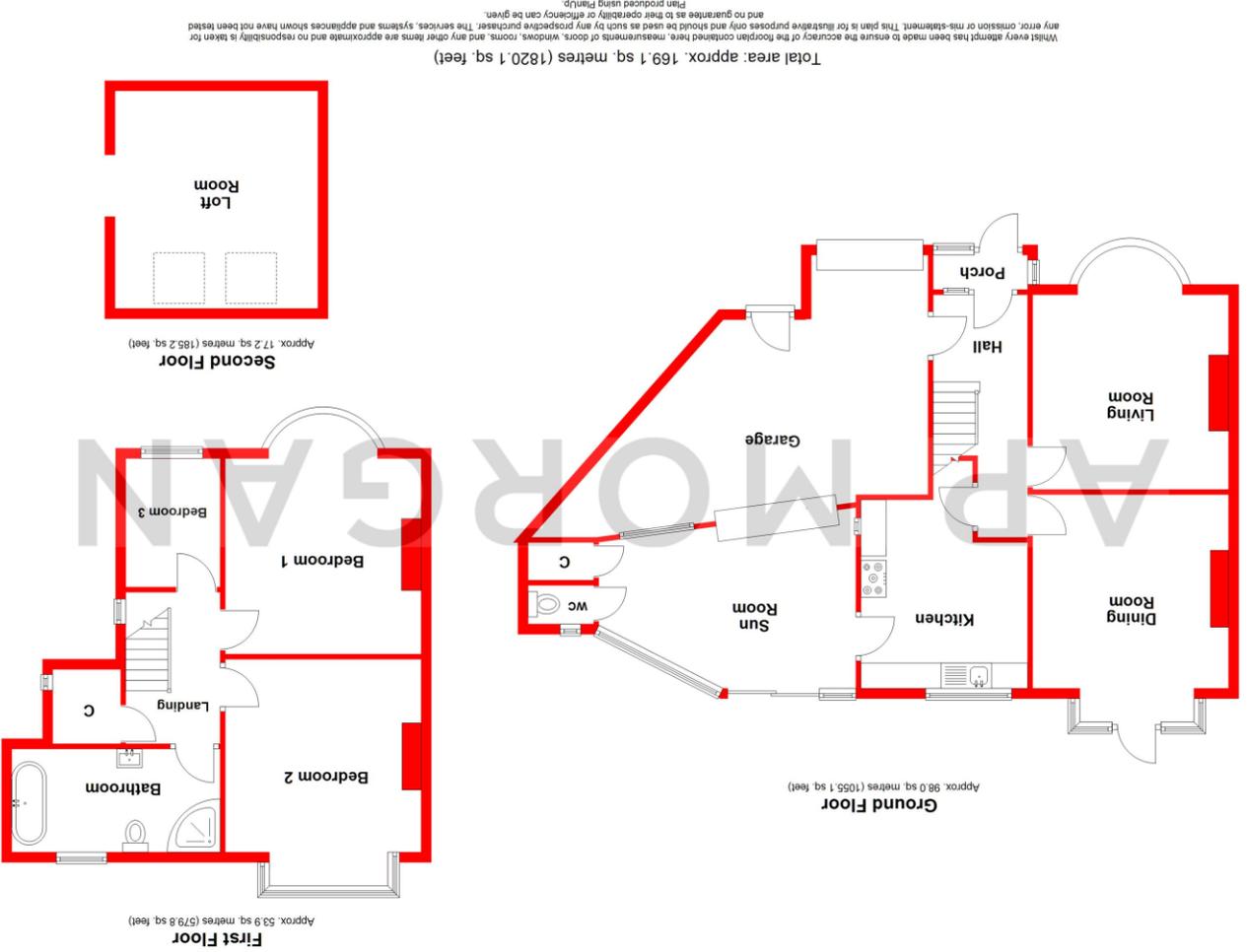
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