

**AP MORGAN**



**First Avenue, Selly Park**  
Offers in excess of £400,000

### Features:

- Three double bedrooms
- External of house painted 2025
- All external garden fences replaced in 2025.
- External shed building re-roofed 2025
- Full house rewire 2020.
- New kitchen fitted 2021, granite worktops.
- Generous lounge
- Large dining room
- Spacious contemporary kitchen
- Pantry
- Family bathroom
- Plenty of storage
- Prime location for amenities

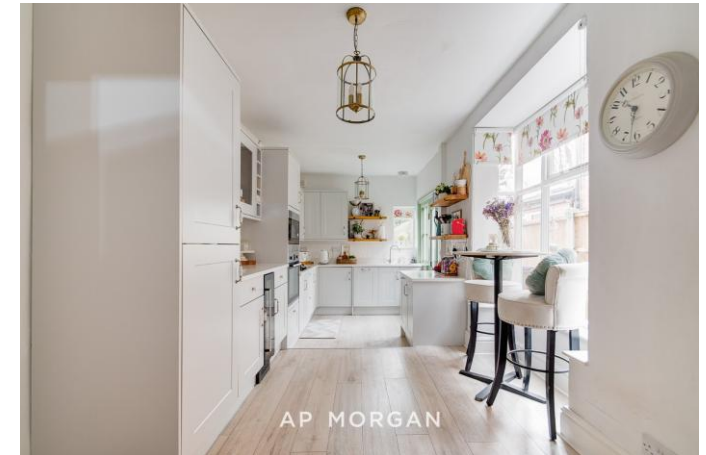
### Description:

This well-presented, characterful three-bedroom, mid-terraced house in Selly Park presents a generous lounge, large dining room, spacious & renovated contemporary kitchen, pantry, renovated family bathroom, plenty of storage and is well positioned for amenities.

Approaching the property, there is a front lawn bordered by a brick wall and hedging with a gate allowing front access to the hall.

Entering to the hall, there is room for removing shoes and jackets while having immediate access to the generously sized lounge. Presenting space for multiple suites, a solid fuel fireplace and front facing bay window, the lounge adjoins the large dining room through a bifold door and is completed with modern wooden flooring. The large dining room hosts space for a dining table and chairs, with views to the rear garden. The spacious and renovated, contemporary kitchen offers ample counterspace and fitted cabinets complete with an integral electric oven, microwave, wine cooler, 5-ring gas burner, fridge, freezer, dishwasher, washing machine and sink. The kitchen also gives under-stairs storage, an airing cupboard and a side facing bay window encompassing a diner area complete with dining table; additionally, there is rear garden access.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect with multiple integral wardrobes and space for freestanding furniture. Bedroom Two is also a large double looking to the rear and Bedroom Three is the final double looking to the rear aspect also. The renovated family bathroom presents a washbasin, WC and bath/shower.



The garden opens to a paved patio hosting space for outdoor furniture and giving access to an external storage cupboard. This continues to a paved path which bisects two planting areas, ultimately leading to a summer house and creating a versatile garden. The garden is bordered by wooden panel fencing and a hedge.

Situated in Selly Park, the property is within a short drive to local amenities such as supermarkets, restaurants, shops and schooling. Birmingham Wildlife Conservation Park is also a short drive away, alongside wider access to Birmingham City Centre.

**Details:**

**Hall**

**Lounge** 13'2" x 10'8" (4.01m x 3.25m) Both Max

**Dining Room** 13'2" x 10'8" (4.01m x 3.25m) Both Max

**Kitchen/Diner** 19'2" x 8'4" (5.84m x 2.54m) Both Max

**Storage One** 9'2" x 4'1" (2.8m x 1.24m)

**Storage Two** 9'2" x 4'1" (2.8m x 1.24m)

**Landing**

**Bedroom One** 12'3" x 13' (3.73m x 3.96m) Both Max

**Bedroom Two** 13'3" x 8'2" (4.04m x 2.5m) Both Max

**Bedroom Three** 10'6" x 8'6" (3.2m x 2.6m)

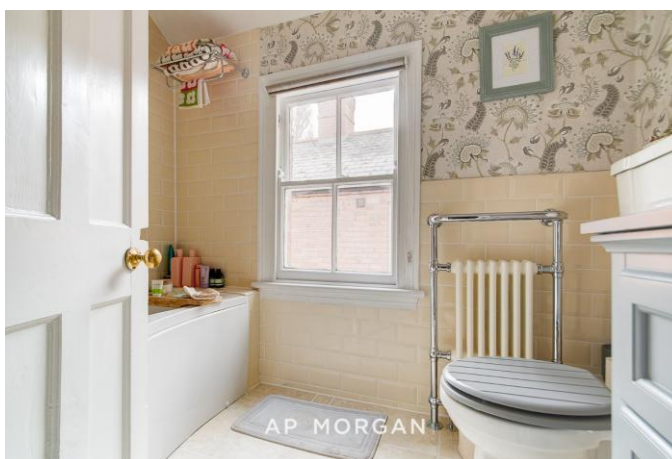
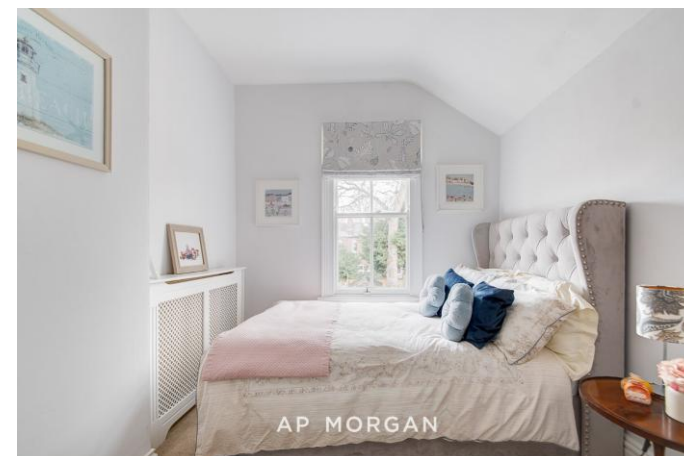
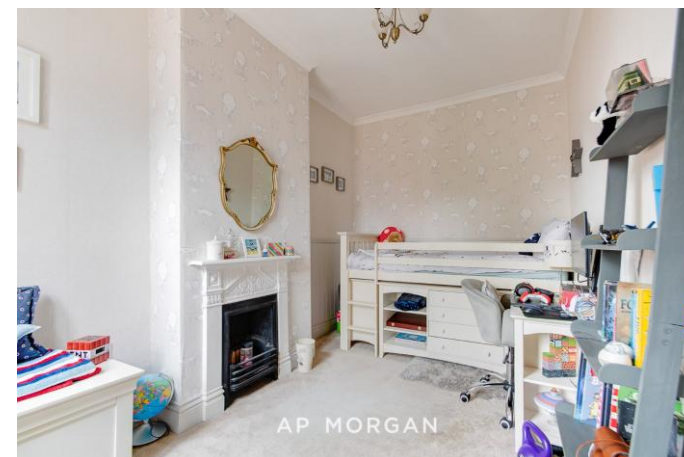
**Bathroom** 8'2" x 5'4" (2.5m x 1.63m)

**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 827 6827.



## How can we help you?

### Need a mortgage?

We recommend Wisser 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 827 6827, or visit their website for more information:

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### 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

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on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money

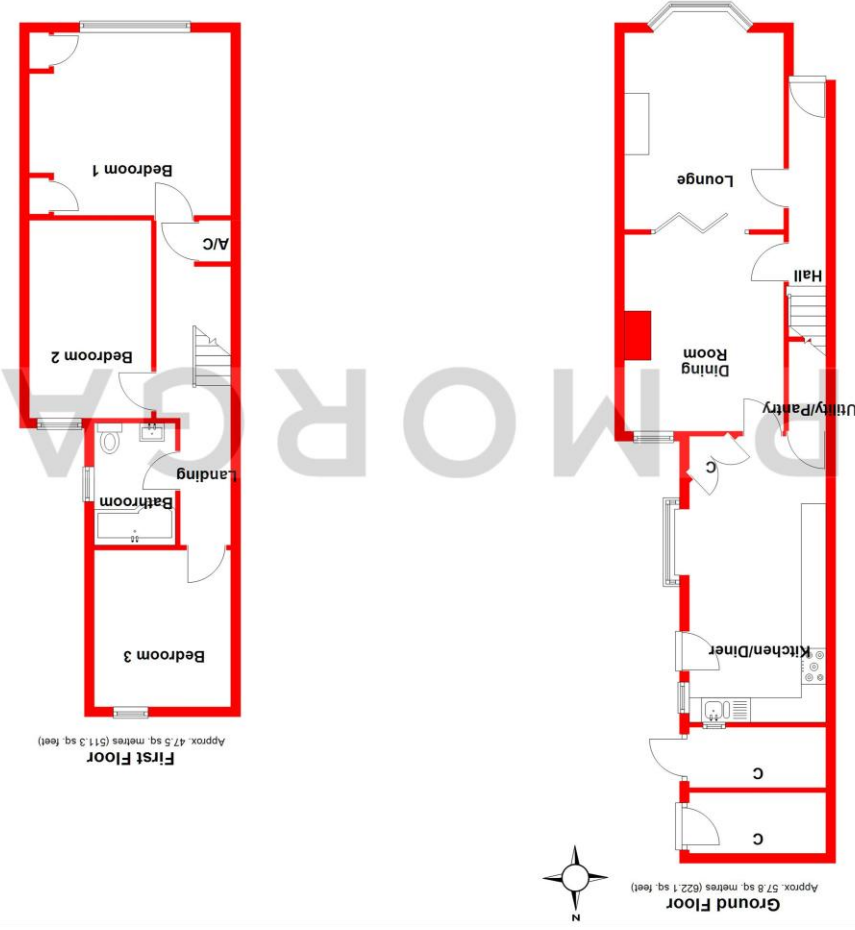
laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who

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.



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