

**AP MORGAN**



**Stonor Road, Birmingham, West Midlands**  
Offers in the region of £340,000

### Features:

- Three Bedroom Semi-Detached Property
- Presented in Great Condition Throughout
- Bright and Spacious Rear Conservatory
- Two Generous Reception Rooms
- Fitted Kitchen with Separate Utility Room
- Modern Family Bathroom
- Private Driveway Providing Off-Road Parking
- Easily Maintained Rear Garden

### Description:

Situated in a popular and convenient location, this great condition three bedroom semi-detached property offers well-balanced living accommodation, ideal for families and first-time buyers alike. The home benefits from a bright rear conservatory, generous reception space and a practical layout throughout.

### Approach

The property is approached via a spacious private driveway providing ample off-road parking, leading to a porch and welcoming entrance hall. The attractive frontage and set-back position add to the home's kerb appeal.

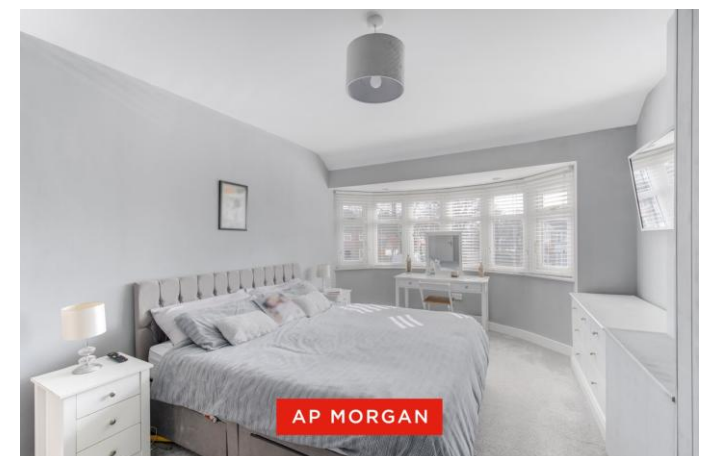
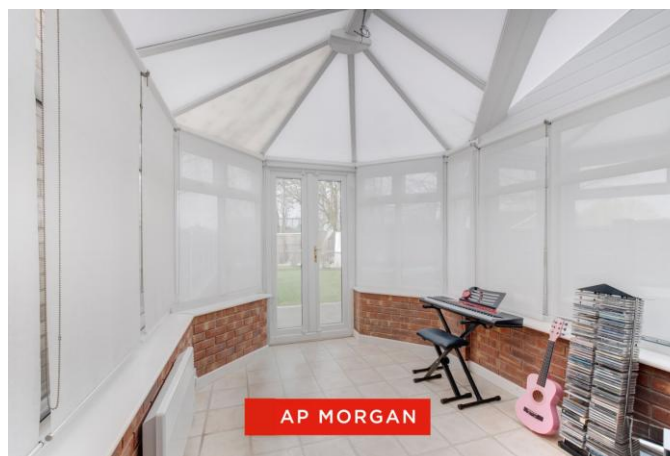
### Accommodation

Once inside, the interior briefly comprises: an entrance hall with stairs rising to the first floor, a spacious reception room to the front, and a separate living room featuring a charming bay window. This leads through to a light-filled conservatory overlooking the garden. To the side, the fitted kitchen offers a range of wall and base units. A separate utility room provides additional storage and laundry space.

To the first floor, there are three well-proportioned bedrooms and a family bathroom accessed from the landing.

### Outside

Moving outside, the property enjoys an easily maintained rear garden with a patio area, ideal for relaxing or entertaining. The garden benefits from access to the utility area and offers a private outdoor space with minimal upkeep required.



## Location

The property is conveniently located close to a range of local shops, schools and everyday amenities. It is also well placed for access to transport links, making it ideal for commuters.

## Details:

Porch

Hall

Reception Room 12'6" x 11'9" (3.8m x 3.58m) Both Max

Living Room 14'3" x 10' (4.34m x 3.05m)

Conservatory 12'1" x 8'3" (3.68m x 2.51m) Both Max

Kitchen 10'4" x 8'6" (3.15m x 2.6m)

Utility Room 7'7" x 7'3" (2.3m x 2.2m) Both Max

Landing

Bedroom 1 17' x 10'11" (5.18m x 3.33m) Both Max

Bedroom 2 10'11" x 10'6" (3.33m x 3.2m)

Bedroom 3 8'5" x 7'4" (2.57m x 2.24m)

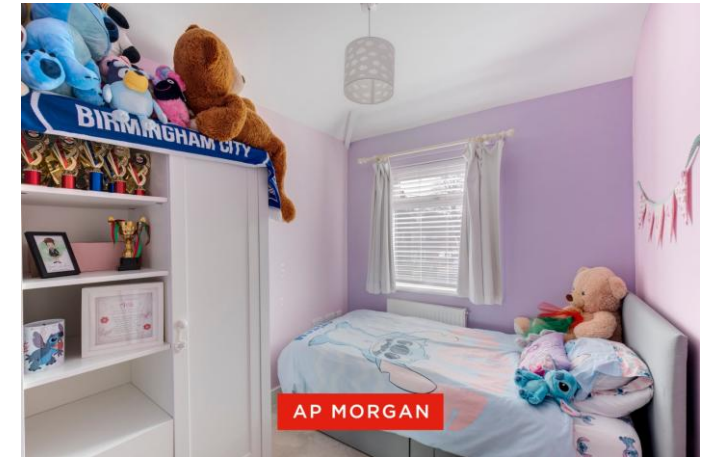
Bathroom 7'7" x 7'3" (2.3m x 2.2m)

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.



## 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?

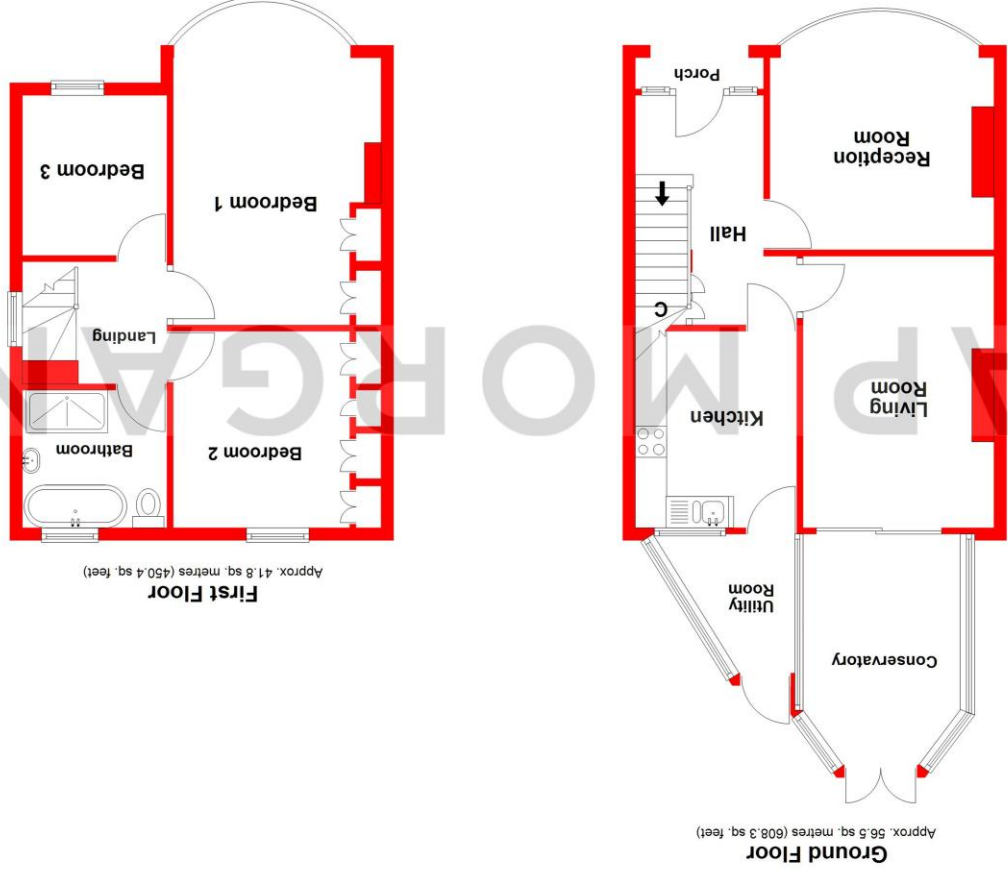
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 98.4 sq. metres (1058.7 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 Planip.

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