

AP MORGAN



Doveridge Road, Birmingham
Asking Price £325,000

Features:

- GREAT Investment Opportunity
- Good Condition Semi-Detached Family Home
- Three Bedrooms
- Two Receptions Room
- Large Utility Room
- Extensive Landscaped Southerly Facing Rear Garden
- Driveway Parking with Side Garage
- Close to Local Shops & Amenities

Description:

Situated in a popular residential location is this well presented three-bedroom semi-detached home, offering well balanced accommodation and an extensive landscaped southerly facing rear garden.

Approach

The property is approached via a private driveway providing off road parking and leading to the side garage, with a porch opening into the welcoming entrance hall. The ground floor offers a spacious living room to the front with bay window, a separate dining room overlooking the rear garden and a fitted kitchen with access through to a useful utility area. There is also a ground floor WC and store, adding to the practicality of the layout.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom to the front, together with a family bathroom and additional storage from the landing.

Outside

Moving outside, the property enjoys a well maintained and private southerly facing rear garden, thoughtfully landscaped to provide an ideal space for relaxing or entertaining. The added benefit of a utility room and side garage further enhances the functionality of the home.

The property is conveniently placed close to local shops and amenities and is well positioned for easy access to transport links.



Great Opportunity to Add Value
Presented in good condition throughout, this home offers excellent potential for a purchaser to modernise or extend (subject to the necessary consents), creating a superb long term family home in a sought-after location.

Details:

Porch 6'8" x 2'6" (2.03m x 0.76m)

Hall

Living Room 15'2" x 11'1" (4.62m x 3.38m) Both Max

Dining Room 13' x 11'1" (3.96m x 3.38m)

Kitchen 11'5" x 7'10" (3.48m x 2.4m)

Utility Area 9'1" x 7'7" (2.77m x 2.3m)

Store 4'9" x 3'3" (1.45m x 1m)

WC 4'9" x 2'11" (1.45m x 0.9m)

Landing

Bedroom 1 15'2" x 11'1" (4.62m x 3.38m) Both Max

Bedroom 2 13' x 11'1" (3.96m x 3.38m)

Bedroom 3 7'8" x 7'3" (2.34m x 2.2m)

Bathroom 9'2" x 7'10" (2.8m x 2.4m)

Garage 14'2" x 7'5" (4.32m x 2.26m)

EPC Rating: To be confirmed

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

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?

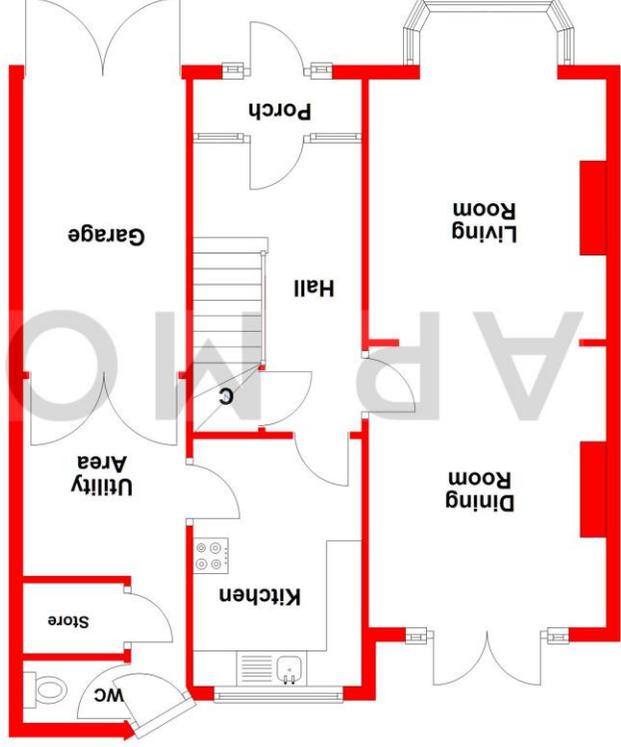
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 £39 + 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.

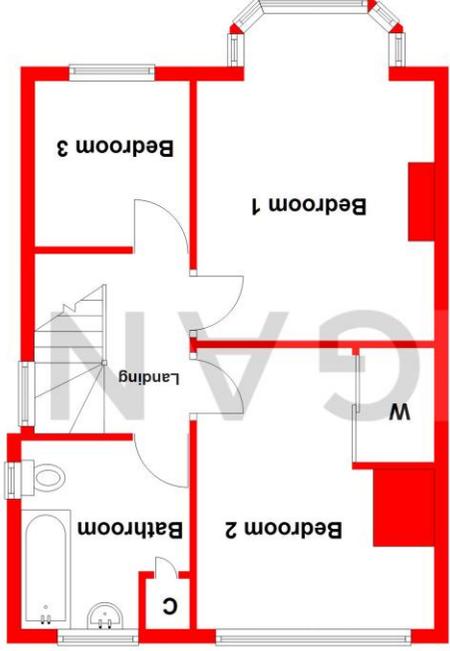
Ground Floor

Approx. 70.8 sq. metres (762.6 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.8 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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