

AP MORGAN



Robin Hood Lane, Birmingham
Offers in the region of £410,000

Features:

- Spacious Three Bedroom Semi-Detached Property
- Presented in Great Condition Throughout
- Bright Rear Conservatory Overlooking the Garden
- Two Generous Reception Rooms
- Fitted Kitchen with Access to Lean-To
- Tandem Garage with Private Driveway Parking
- Large Easily Maintained Rear Garden
- Convenient Location Close to Shops & Transport Links

Description:

Situated in a popular and convenient location is this great condition and spacious three-bedroom semi-detached property, offering well-proportioned living accommodation throughout. The home benefits from a bright conservatory to the rear, multiple reception spaces and an integral garage, making it ideal for families seeking flexible living space.

Approach

The property is approached via a private driveway providing off-road parking and leading to a tandem garage. The home is set back from the road and benefits from an enclosed porch providing access into the main entrance hall.

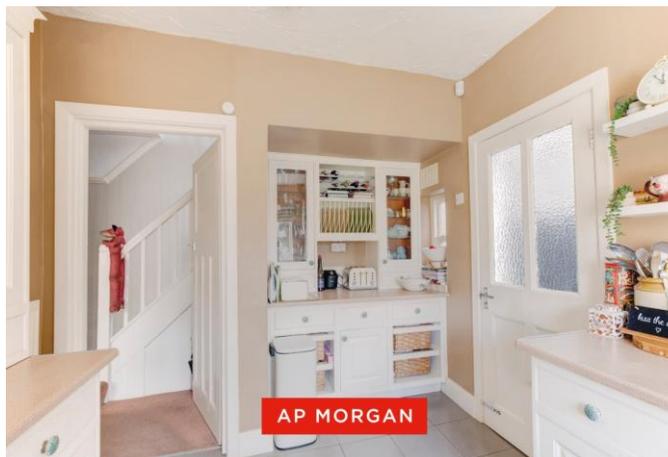
Accommodation

Once inside, the interior briefly comprises: a welcoming entrance hall with stairs rising to the first floor and access to a useful storage cupboard. To the front of the property is a spacious dining room with bay window, while to the rear is a comfortable living room which opens through to the bright conservatory overlooking the garden. The fitted kitchen offers a range of wall and base units with access to the side lean-to area, providing additional storage and practical space. The ground floor also benefits from internal access to the tandem garage.

To the first floor, the landing leads to three well-proportioned bedrooms. Bedroom One is a generous principal bedroom positioned to the front of the property, as well as Bedroom Three however Bedroom Two overlooks the rear. The accommodation is served by a modern Bathroom with separate shower cubicle and separate WC.

Outside

Moving outside, the property enjoys a large, easily maintained rear garden, providing an ideal space for outdoor seating, entertaining and family use. The garden also benefits from access to the lean-to area, offering additional storage and practicality.



Location

The property is conveniently located close to a variety of local shops, amenities and everyday conveniences. It is also well placed for access to transport links, providing easy connections to surrounding areas and making it ideal for commuters.

Details:

Porch 6'7" x 4'5" (2m x 1.35m)

Hall

Dining Room 16'1" x 11'2" (4.9m x 3.4m) Both Max

Living Room 13'11" x 12' (4.24m x 3.66m) Both Max

Kitchen 13'3" x 10'3" (4.04m x 3.12m) Both Max

Conservatory 11'10" x 7'10" (3.6m x 2.4m)

Lean-To 16'7" x 3'5" (5.05m x 1.04m)

Landing

Bedroom 1 15'2" x 11'2" (4.62m x 3.4m) Both Max

Bedroom 2 14'2" x 10'3" (4.32m x 3.12m)

Bedroom 3 13'1" x 10'1" (4m x 3.07m) Both Max

Shower Room 8'10" x 6'7" (2.7m x 2m)

Seperate WC

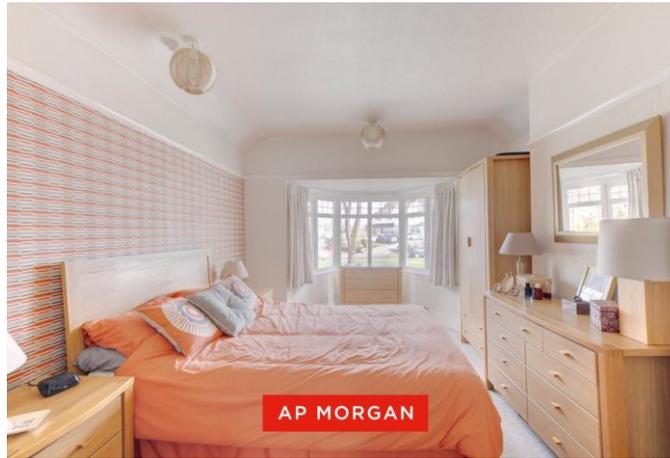
Garage 15'11" x 2.48 (4.85m x 2.48)

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

Property to sell?

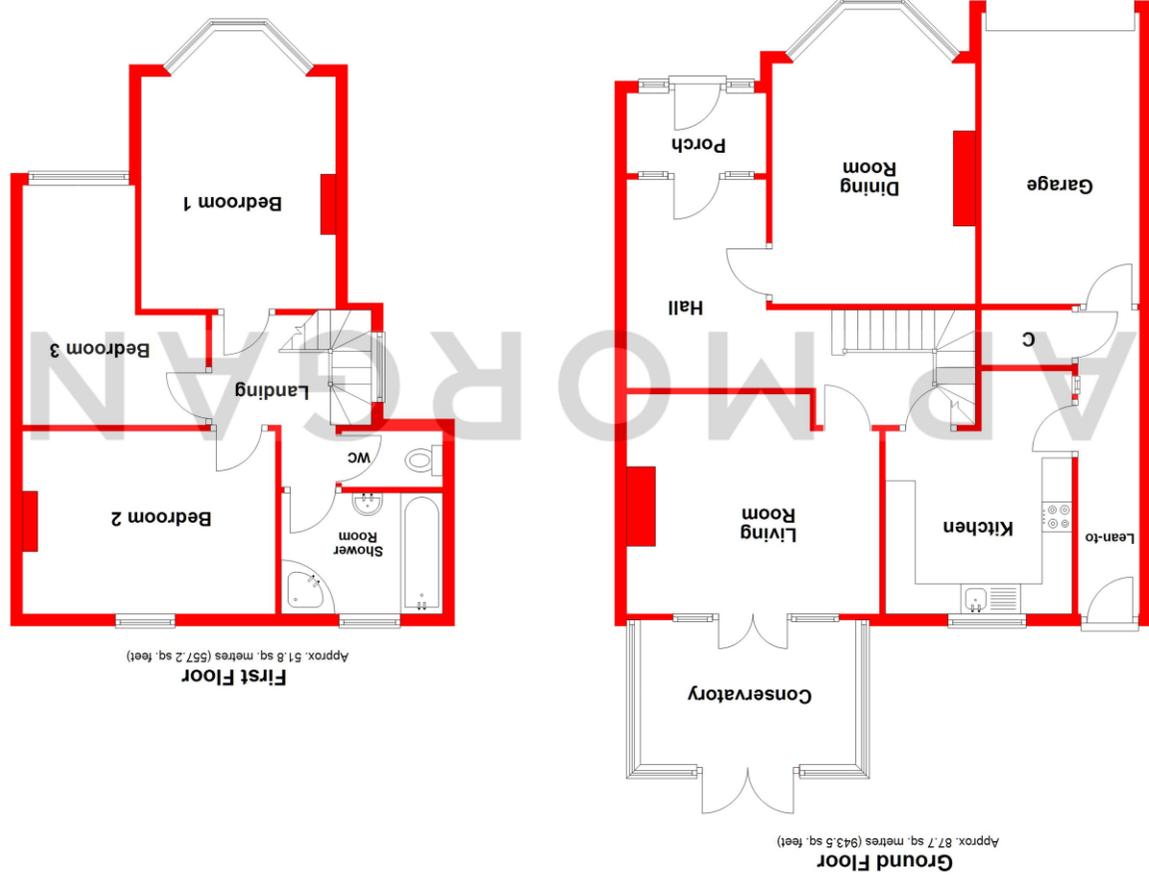
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.