

AP MORGAN



Jasmin Croft, Kings Heath, Birmingham
Asking Price £320,000

Features:

- Three double bedrooms with TV aerial points throughout
- No through road location
- Landscaped, low maintenance rear garden with raised koi pond
- Block paved driveway, parking for two cars
- Open plan lounge/dining room with near full width sliding glazed doors
- Fitted kitchen with integrated appliances and pantry store
- Generous loft with pull down ladder and aerial booster
- Useful garage store room for bikes, tools or storage

Description:

No through road. Beautifully maintained. A family home that's ready and waiting!

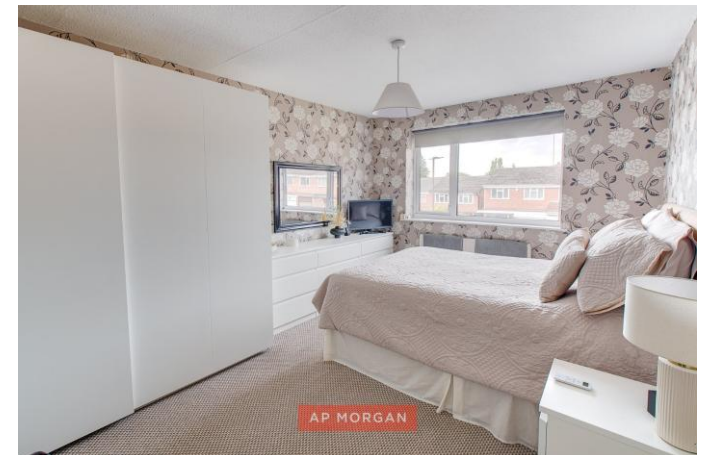
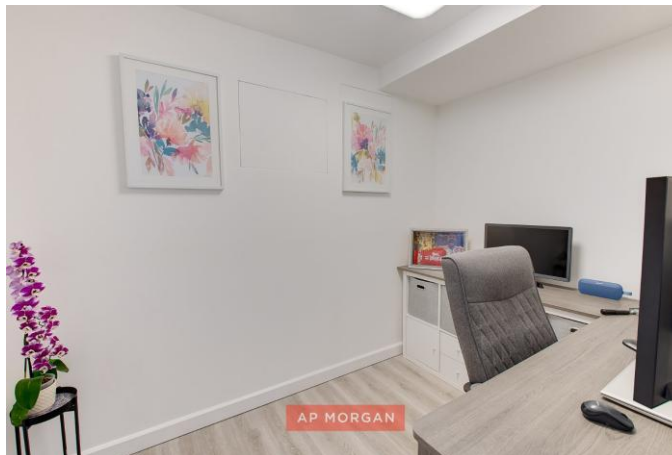
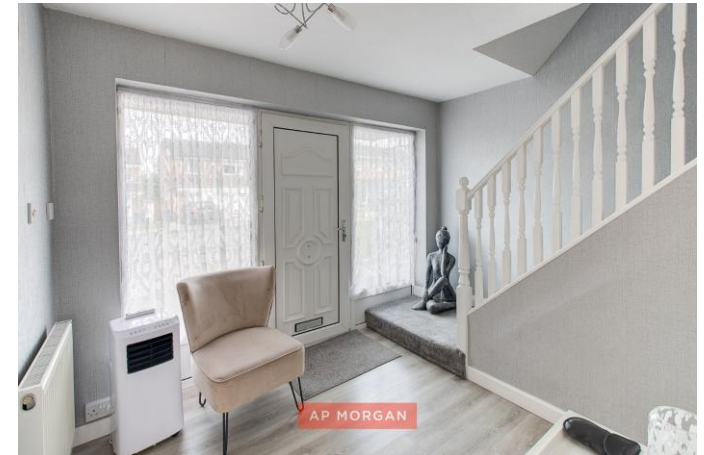
Tucked away on a no through road in Kings Heath, this three double bedroom semi-detached home has been beautifully maintained by its current owners and is ready for its next family chapter.

The entrance hall sets the tone, offering a generous welcome and leading through to a home office, ideal for anyone working from home or in need of a quiet study space. Beyond that, the open plan lounge/dining room is where this home really earns its keep, with large sliding glazed doors and windows spanning nearly the full width of the property, framing the garden beyond and flooding the space with natural light.

The kitchen comes well equipped with a range of fitted units, an integrated dryer, an under counter fridge, a dishwasher, an oven and hob, plus a handy pantry store, the kitchen also offers its own side door out to the garden, useful for muddy boots or simply keeping the kitchen flowing during family life.

Upstairs, all three bedrooms are good sized doubles, each fitted with a TV aerial point, while the family bathroom includes a gravity fed shower over the bath. A separate WC adds everyday convenience for busier mornings. Above it all sits a generous loft space, accessed via a pull down ladder and fitted with a TV aerial booster, offering excellent additional storage.

Outside is where this property quietly shines. The rear garden has been thoughtfully landscaped for low maintenance living, with a block paved wraparound patio leading to further seating, an artificial lawn, and well stocked planted beds. A raised, filtered koi pond adds a real point of interest, while side access gates lead through to the frontage. To the front, a block paved driveway provides parking for two cars, an open canopy porch, and a useful



garage store room offers further space for bikes, tools or general storage.

Located close to Jasmin Fields Nature Reserve and within easy reach of Kings Heath's high street, with its mix of independent shops, cafes and restaurants, this is a home that combines everyday practicality with a genuinely lovely outdoor space. The recent reopening of Kings Heath railway station adds a useful transport option for anyone commuting into the city centre.

This is a property that has clearly been loved and looked after, and it shows.

Details:

Entrance Hall 2.88 x 3.62

Office 2.88 x 1.99

Garage Store 1.96 x 2.32

Lounge/Dining Room 6.10 x 5.71 Max

Kitchen 3.26 x 2.16

First Floor Landing

Bedroom One 4.29 x 3.08

Bedroom Two 4.30 x 3.06

Bedroom Three 3.33 x 2.55

Bathroom 2.04 x 2.55 Max

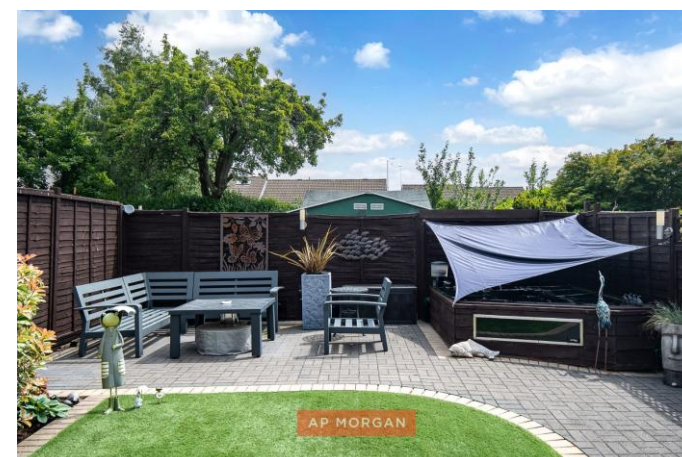
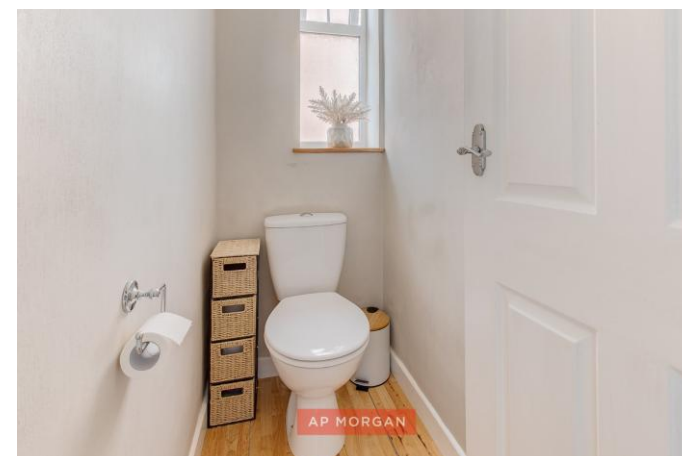
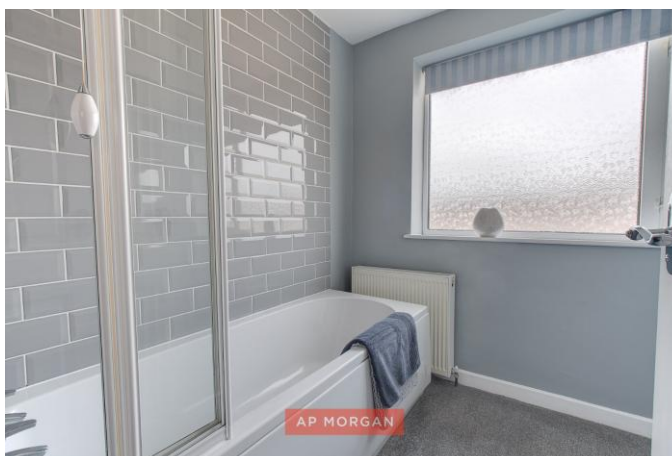
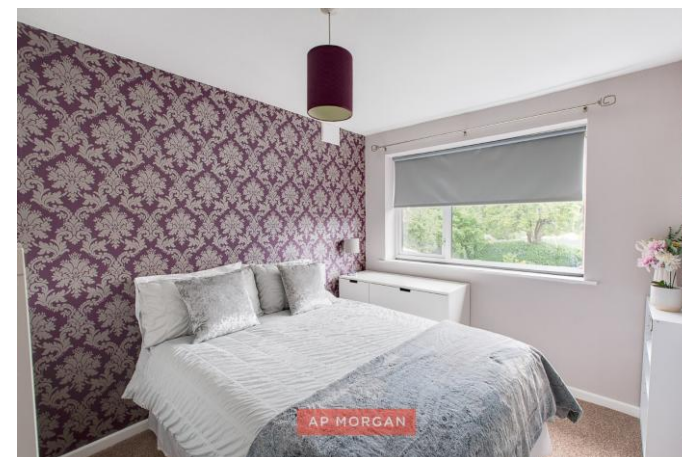
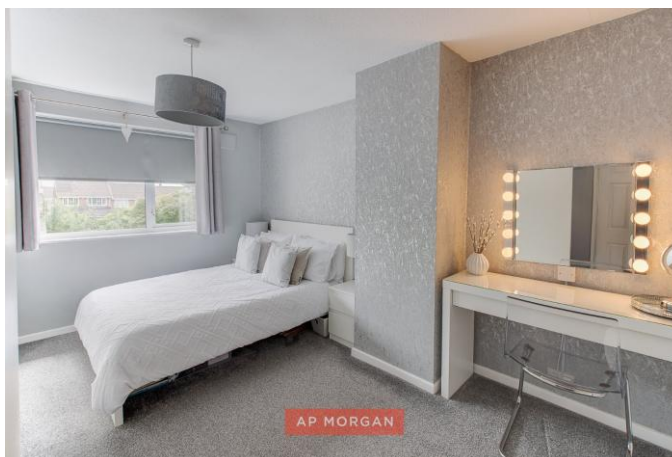
W/C 0.82 x 1.65

EPC Rating: D

Council Tax Band: C (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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Property to sell?

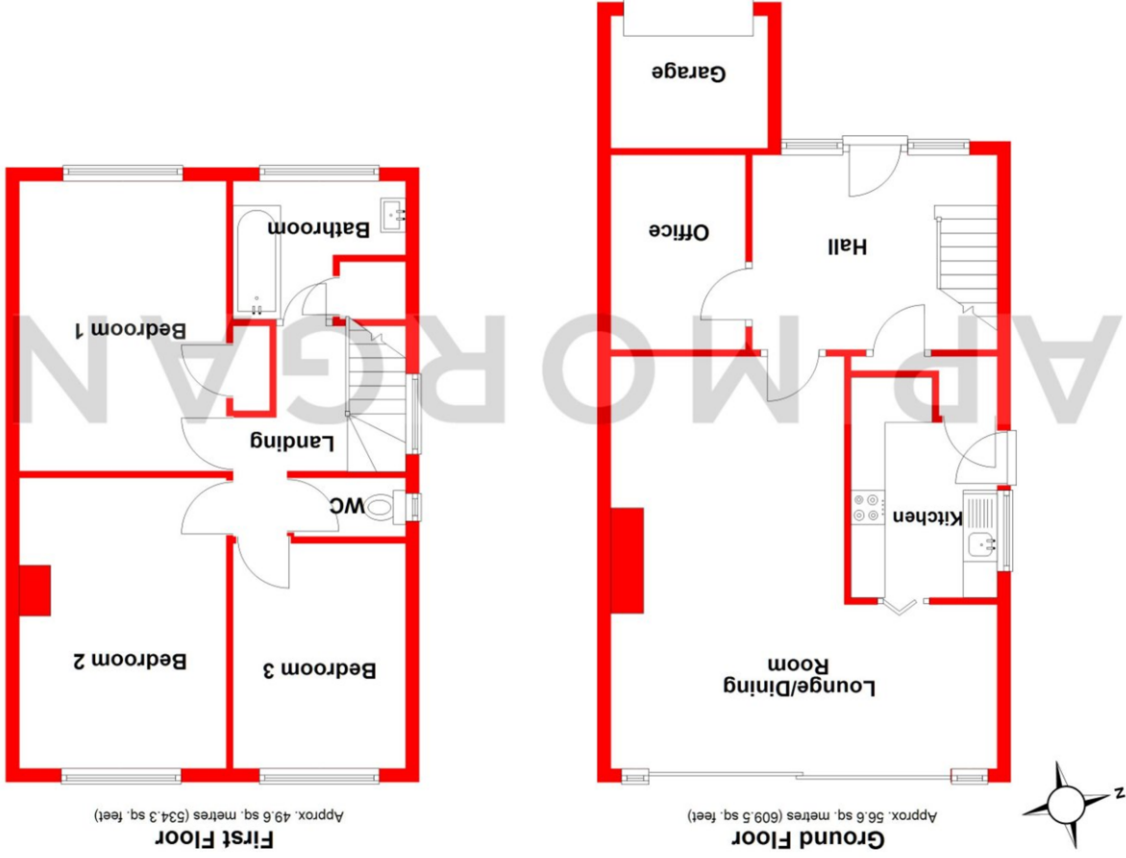
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Ground Floor
Approx. 56.6 sq. metres (609.5 sq. feet)

First Floor
Approx. 49.6 sq. metres (534.3 sq. feet)

Total area: approx. 106.3 sq. metres (1143.9 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 Planlup.

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