

AP MORGAN



Bodenham Road, Birmingham
Offers in the region of £425,000

Features:

- Well presented, extended and characterful four-bedroom detached home in Birmingham
- Exciting opportunity for large and growing families
- High ceiling rooms throughout
- Off street parking for multiple vehicles
- Spacious lounge
- Generously sized dining room
- Ample kitchen
- Utility room
- Ground floor WC
- Garage
- Desirable location
- Versatile and expansive rear garden
- Prime positioning for amenities access



Description:

Are you searching for a four-bedroom detached family home with the kind of space that keeps pace with a growing family?

This is one of those homes that stops you in your tracks the moment you step inside. High ceilings throughout, room sizes that give everyone their own corner, and a layout that just works. There is a welcoming lounge, a dining room big enough to bring everyone together, a well sized kitchen with a utility room taking care of the day to day, a ground floor WC, garage, and off-street parking for multiple vehicles. Everything a busy family needs under one roof.



Upstairs, four good sized bedrooms and a family bathroom mean the morning routine does not have to be a battle, and the conservatory opening out onto a versatile and expansive rear garden gives the whole family room to breathe at the weekend.

The location adds the finishing touch. Sitting in a desirable part of Birmingham, you have everything you need close by while still enjoying the kind of neighbourhood that families tend to put down roots in and stay.



Homes with this much space, in a location like this, do not come around very often. Get in touch with us today and we will get you booked in for a viewing.

Details:

Porch

Hall

Lounge 13'9" x 11'11" (4.2m x 3.63m)

Dining Room 11'11" x 11'11" (3.63m x 3.63m)

Kitchen 11'11" x 11'10" (3.63m x 3.6m)

Conservatory 7'10" x 11'11" (2.4m x 3.63m)

Utility Room 14'6" x 7'4" (4.42m x 2.24m)

Ground Floor WC 5'3" x 3'10" (1.6m x 1.17m)

Garage 15'6" x 8'10" (4.72m x 2.7m)

Landing

Bedroom One 13'4" x 11'11" (4.06m x 3.63m)

Bedroom Two 12'4" x 11'11" (3.76m x 3.63m)

Bedroom Three 9'6" x 13'1" (2.9m x 4m)

Bedroom Four 9'3" x 6'5" (2.82m x 1.96m)

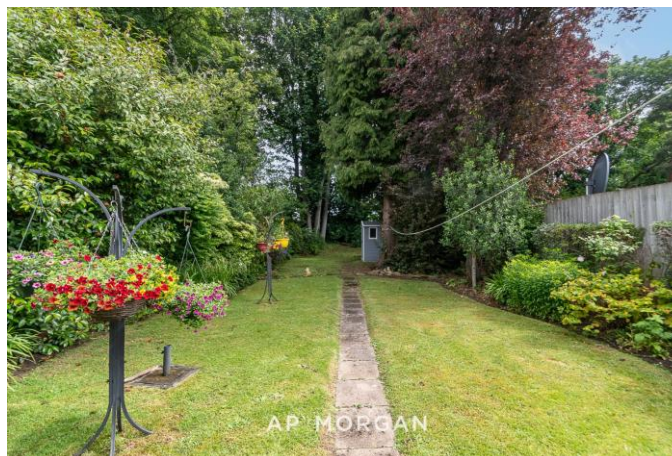
Bathroom 8'2" x 9'3" (2.5m x 2.82m)

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 827 6827.



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 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

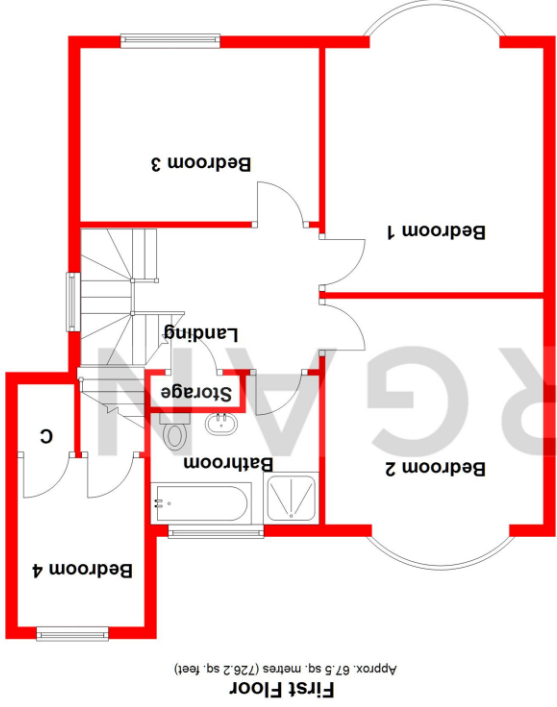
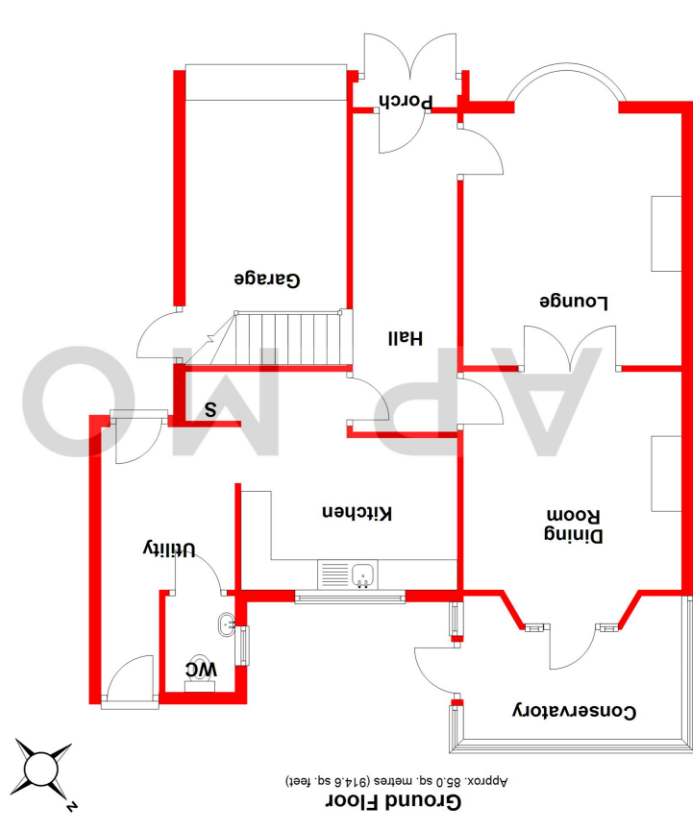
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 152.4 sq. metres (1640.8 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 Planip.

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