

**AP MORGAN**



**Packington Avenue, Birmingham**  
Offers in excess of £270,000

### Features:

- Extended Five-Bedroom Terraced Home
- Accommodation Arranged Over Three Floors
- Spacious Lounge/Dining Room
- Fitted Kitchen with Separate Utility Area
- Two Shower Rooms and Ground Floor WC
- Private Driveway with EV Charging Point
- Large Landscaped Rear Garden
- Convenient Location Close to Amenities and Transport Links

### Description:

Situated in a popular and convenient residential location, this very well-presented and extended five-bedroom terraced home offers spacious and versatile accommodation arranged over three floors, ideal for growing families. Benefitting from a generous lounge/dining room, well-maintained landscaped rear garden, and off-road parking with an EV charging point, the property is ideally positioned close to local shops, eateries, amenities, and excellent transport links.

### Approach

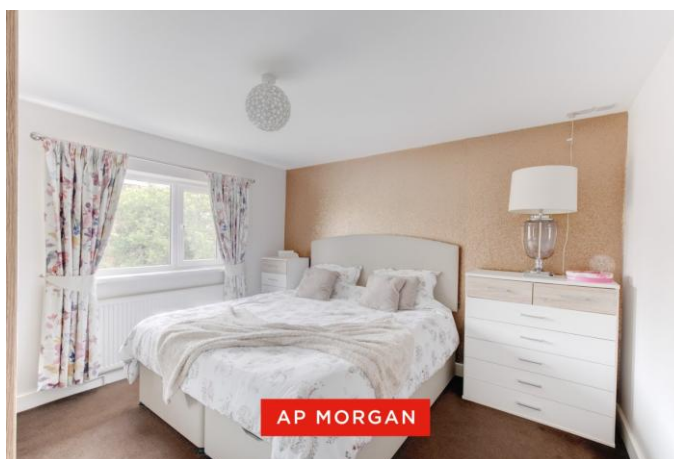
The property is approached via a spacious private driveway providing off-road parking for multiple vehicles and incorporating an EV charging point. A porch entrance leads into the welcoming reception hall.

### Full Description

Once inside, the accommodation briefly comprises a welcoming hallway with stairs rising to the upper floors and useful storage. To the front is a fitted kitchen offering a range of wall and base units with work surface space and access through to a useful utility area and ground floor WC. To the rear of the property is a spacious lounge/dining room providing an excellent open-plan reception and entertaining space with direct access onto the rear garden and ample room for both seating and dining arrangements.

To the first floor, the landing provides access to three well-proportioned bedrooms together with a modern shower room. Stairs rise to the second floor where there are two further bedrooms, including a generous principal bedroom, along with an additional shower room and useful storage space, creating flexible accommodation suitable for family living, guests, or home working.

Moving outside, the property enjoys a large, well-maintained, and landscaped rear garden offering an excellent outdoor space for relaxing and entertaining, with a combination of lawned and patio areas.



**Details:**

**Porch** 7'6" x 3'7" (2.29m x 1.1m)

**Hall**

**Lounge/Dining Room** 21'9" x 14'11" (6.63m x 4.55m) Both Max

**Kitchen** 11'6" x 10' (3.5m x 3.05m)

**Utility Room** 6'8" x 6'5" (2.03m x 1.96m)

**Storage/WC** 8'6" x 5' (2.6m x 1.52m)

**Landing**

**Bedroom 1** 11'9" x 11'7" (3.58m x 3.53m)

**Bedroom 2** 11'9" x 9'10" (3.58m x 3m)

**Bedroom 3** 12' x 6'9" (3.66m x 2.06m)

**Shower Room** 8'9" x 5'6" (2.67m x 1.68m)

**Upper Landing**

**Bedroom 4** 14'8" x 9'1" (4.47m x 2.77m)

**Bedroom 5** 10'8" x 6'6" (3.25m x 1.98m)

**Storage** 9'6" x 6'7" (2.9m x 2m) Both Max

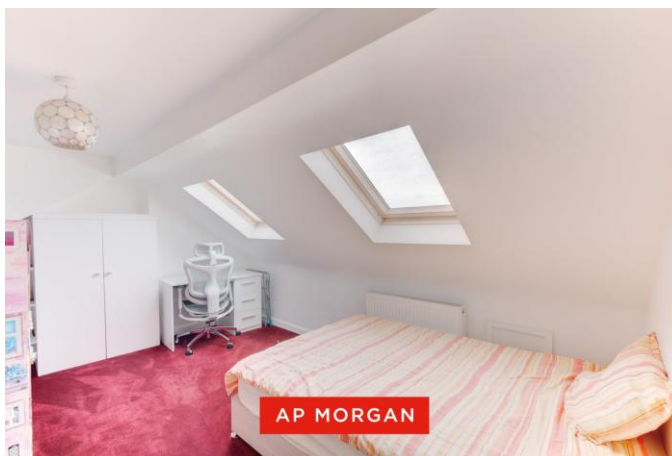
**Shower Room** 7'7" x 6'4" (2.3m x 1.93m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** B (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)

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### Need a solicitor?

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