

**AP MORGAN**



**Radstock Avenue, Birmingham**  
Offers Over £350,000

### Features:

- Extended Three-Bedroom Semi-Detached Family Home
- Spacious Rear Kitchen/Diner Ideal for Modern Living
- Two Reception Rooms Including Bay-Fronted Lounge & Rear Family Room
- Ground Floor WC Plus First Floor Bathroom & Separate WC
- Private Driveway with Off-Road Parking & Garage Access
- Generous & Well-Proportioned Bedrooms
- Very Large, Low-Maintenance Rear Garden
- Popular Location Close to Local Amenities & Excellent Transport Links

### Description:

Situated in a popular residential location is this well-presented three-bedroom semi-detached home, benefiting from an extended rear kitchen/diner and offering spacious and versatile accommodation throughout.

### Approach

The property is approached via a private driveway providing off-road parking, alongside access to a garage and a welcoming porch entrance.

### Accommodation

Once inside, the interior briefly comprises: a welcoming entrance hall with useful storage cupboards and a ground floor WC. To the front, there is a spacious reception room featuring a bay window, while to the rear, a separate family room provides additional living space with views over the garden. The extended kitchen/diner offers ample space for cooking and dining, making it ideal for everyday family life and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom and separate WC, providing added convenience.

### Outside

Moving outside, the property enjoys a very large, low-maintenance rear garden, offering excellent outdoor space for families and entertaining.

The property is ideally located close to a range of local eateries, shops, and amenities, and is conveniently placed for easy access to transport links, making it well suited for commuters.



**Details:**

**Porch**

**Hall**

**Reception Room** 16'7" x 10'6" (5.05m x 3.2m) Both Max

**Family Room** 14'2" x 14'2" (4.32m x 4.32m) Both Max

**Kitchen/Diner** 14'4" x 14'2" (4.37m x 4.32m) Both Max

**Downstairs WC**

**Landing**

**Bedroom 1** 16'7" x 11'1" (5.05m x 3.38m) Both Max

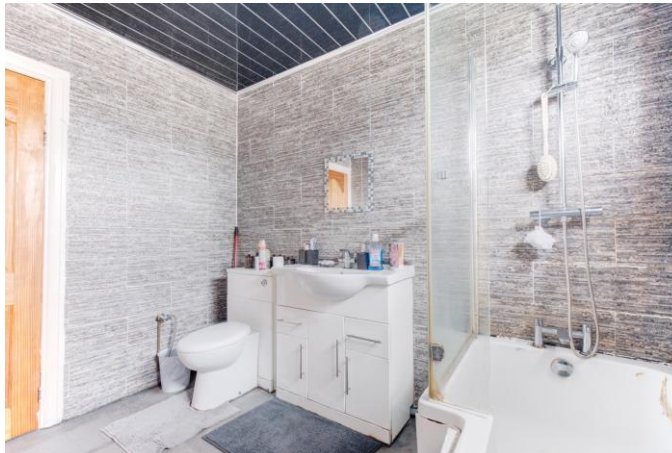
**Bedroom 2** 14'2" x 11' (4.32m x 3.35m)

**Bedroom 3** 9' x 6'11" (2.74m x 2.1m)

**Bathroom** 9'5" x 7' (2.87m x 2.13m)

**Upstairs WC** 4'7" x 3'3" (1.4m x 1m)

**Garage** 16'7" x 6'11" (5.05m x 2.1m)



**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

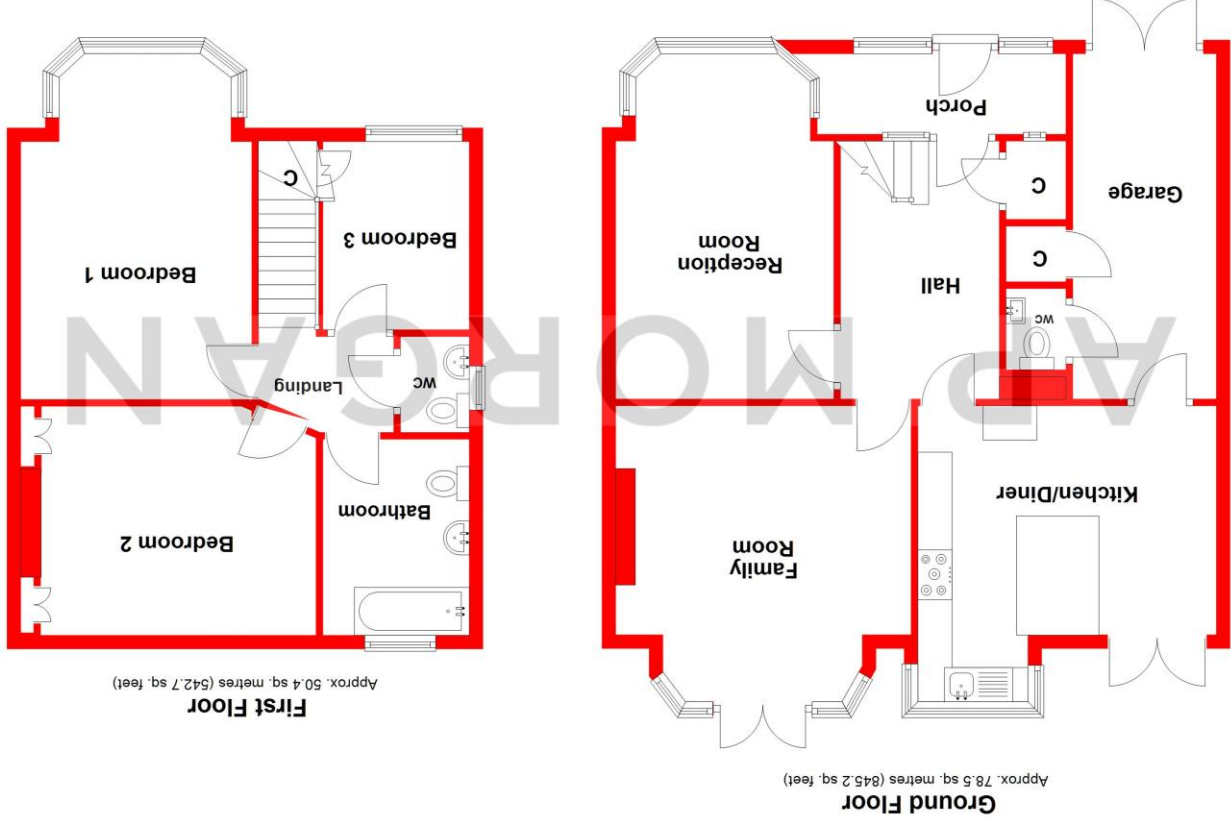
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 128.9 sq. metres (1387.9 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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