

AP MORGAN



Westridge Road, Birmingham
Offers Over £360,000

Features:

- A Larger Style Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Garage Converted Office
- Guest WC
- Full Fitted Kitchen & Utility
- Spacious Fitted Bathroom with Four Piece Suite
- Good Sized Landscaped Rear Garden

Description:

Situated in a popular residential location, this well-presented larger style three-bedroom semi-detached home offers spacious and versatile living accommodation, including a Lounge and separate Dining Room. The property also benefits from a converted garage, now providing a useful home Office, ideal for modern living.

Approach

The property is approached via a private driveway, providing off-road parking and leading to the main entrance, creating a welcoming first impression.

Accommodation

Once inside, the interior briefly comprises: an entrance Hall leading to a well-proportioned Lounge, a separate Dining Room with views over the rear garden, and a fitted Kitchen with access to a useful Utility room. There is also a ground floor WC and the converted garage which now serves as a practical Office space.

To the first floor, the Landing provides access to three good-sized Bedrooms and a family Bathroom, all thoughtfully arranged to suit a growing family.

Outside

Moving outside, the property enjoys an easily maintained rear garden, ideal for relaxing or entertaining.

Location

The property is conveniently located close to local eateries, shops and everyday amenities. It also offers excellent access to transport links and motorway networks, making it ideal for commuters.



Details:

Hall

Dining Room 12'10" x 10'6" (3.9m x 3.2m) Both Max

Lounge 13'7" x 11' (4.14m x 3.35m)

Kitchen 13'7" x 10'4" (4.14m x 3.15m) Both Max

Utility Room 5'8" x 3'9" (1.73m x 1.14m)

Office 14'5" x 6'11" (4.4m x 2.1m) Both Max

WC

Landing

Bedroom 1 12'11" x 10'8" (3.94m x 3.25m) Both Max

Bedroom 2 13'8" x 10'10" (4.17m x 3.3m)

Bedroom 3 10'8" x 8'4" (3.25m x 2.54m)

Bathroom 14'5" x 6'9" (4.4m x 2.06m)



EPC Rating: To be confirmed

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.

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?

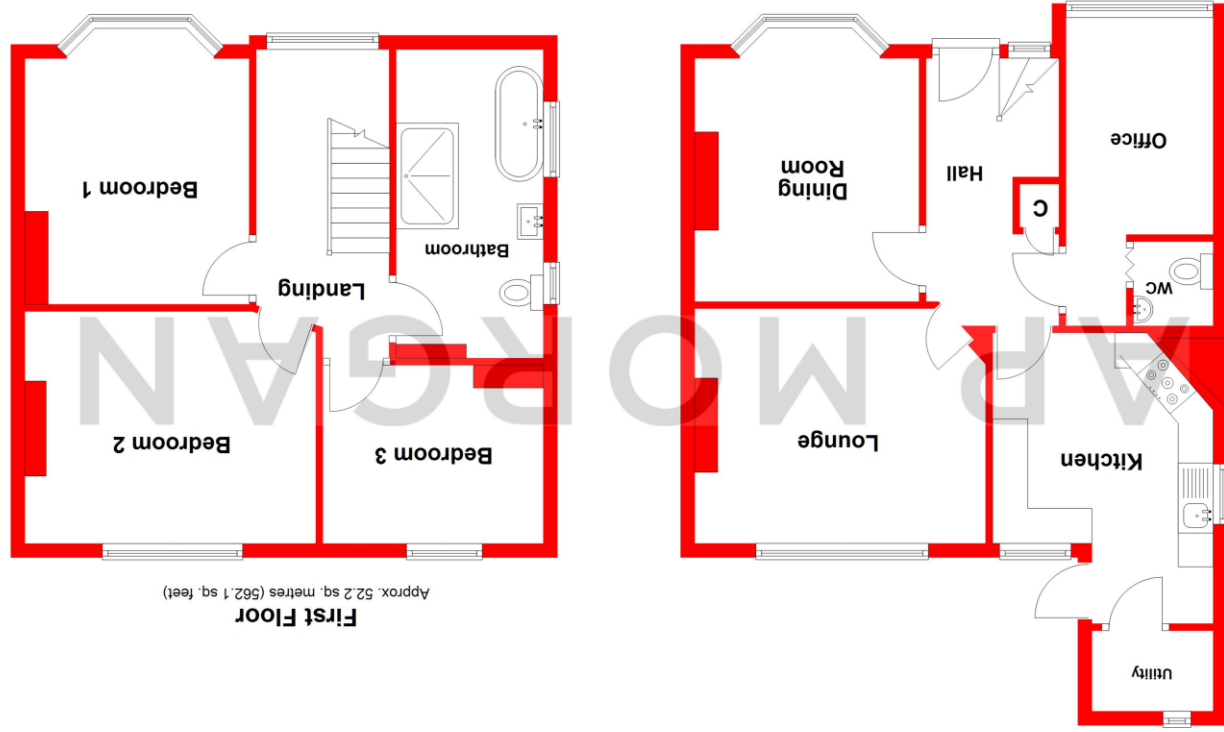
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Ground Floor
Approx. 56.0 sq. metres (602.4 sq. feet)

First Floor
Approx. 52.2 sq. metres (562.1 sq. feet)

Total area: approx. 108.2 sq. metres (1164.6 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 PlanUp.

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