

AP MORGAN



Westridge Road, Birmingham, West Midlands
Offers in excess of £350,000

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.

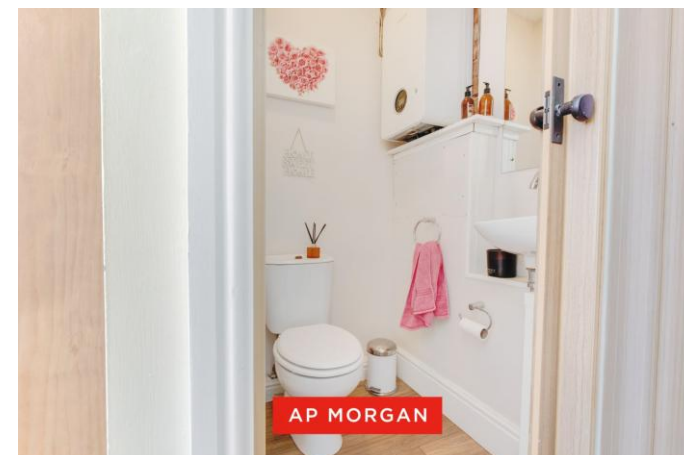
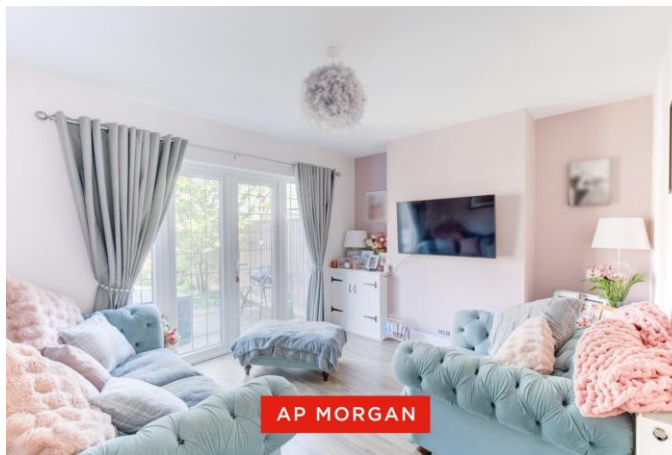
To the first floor, the Landing provides access to three good-sized Bedrooms and a family Bathroom, all thoughtfully arranged to suit a growing family.

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)

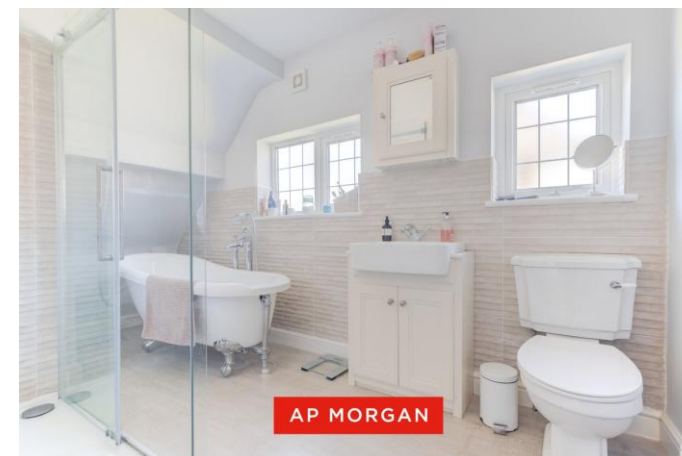
Bathroom 14'5" x 6'9" (4.4m x 2.06m)

EPC Rating: 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?

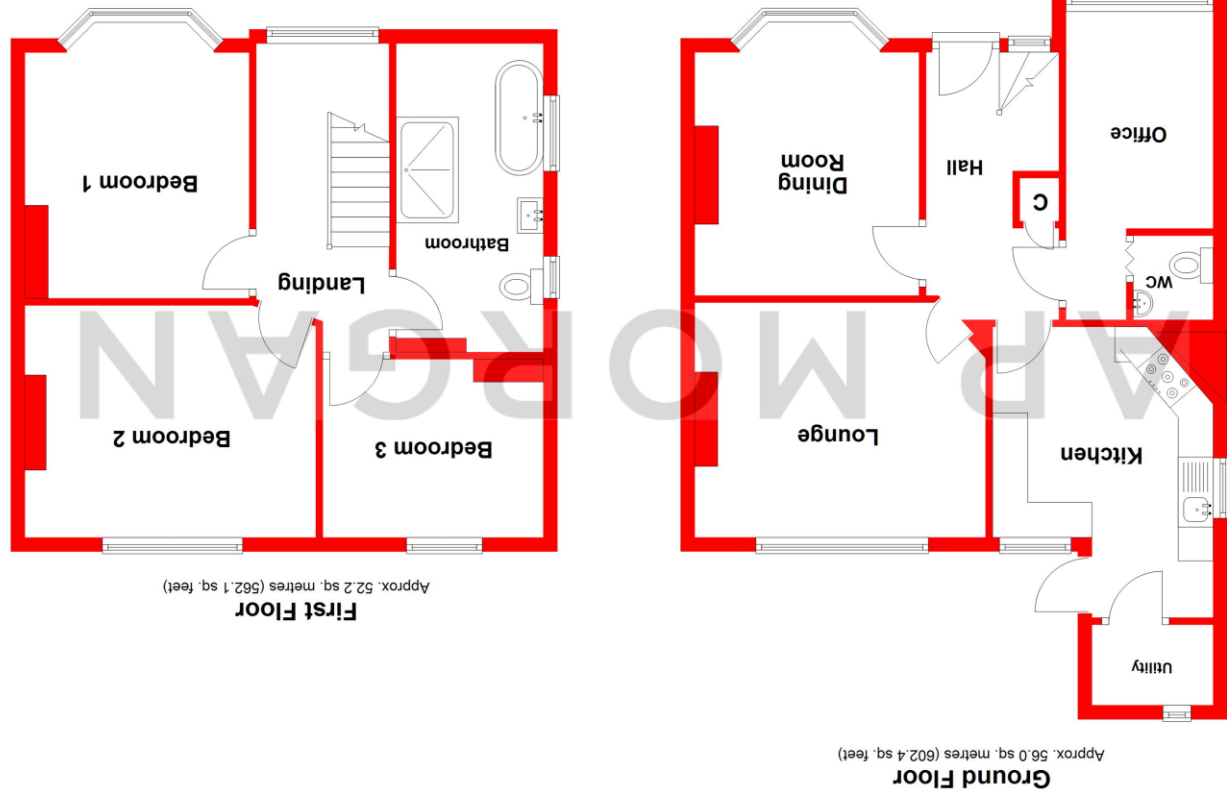
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