

AP MORGAN



Westridge Road, Birmingham, West Midlands
Offers in excess of £450,000

Features:

- Extended Four-Bedroom Semi-Detached Home
- Spacious Open-Plan Kitchen/Dining/Family Room
- Separate Living Room
- Ground Floor Shower Room
- Modern First-Floor Family Bathroom
- Large Private Driveway With Ample Off-Road Parking
- Landscaped Rear Garden
- Convenient Location Close To Amenities And Transport Links

Description:

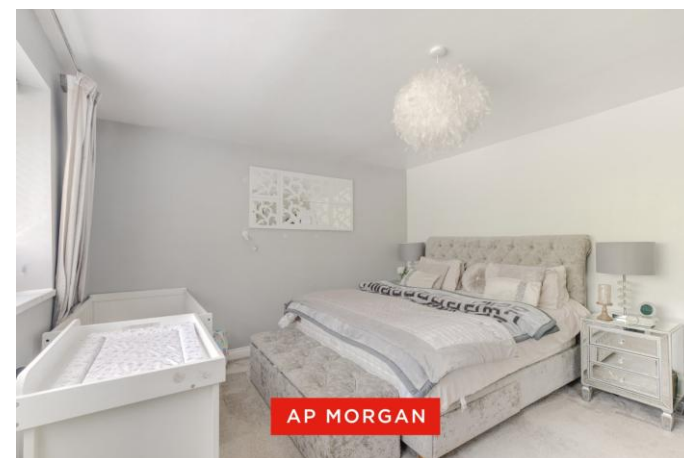
Situated in a popular residential location, this well-presented and extended four-bedroom semi-detached home offers spacious and versatile accommodation throughout, centred around an impressive open-plan living/kitchen/dining space ideal for modern family living and entertaining. Benefitting from generous room proportions, landscaped rear gardens, and ample off-road parking, the property is conveniently positioned close to local shops, eateries, amenities, transport links, and major road networks.

Approach

The property is approached via a spacious private driveway providing off-road parking for multiple vehicles and leading to the useful storage garage area. A front entrance door opens into the welcoming reception hall.

Full Description

Once inside, the accommodation briefly comprises a welcoming hallway with stairs rising to the first floor, useful under-stairs storage, and access to a ground floor shower room. To the front of the property is a spacious living room offering an excellent family reception space. To the rear is the standout feature of the home — a superb open-plan kitchen/dining/family room fitted with a range of wall and base units, ample work surface space, central island, and generous dining and seating areas, creating an ideal space for both everyday living and entertaining. Large rear openings allow for plenty of natural light and provide access onto the rear garden.



To the first floor, the landing gives access to four well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom fitted with a bath, wash hand basin, and WC.

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

Further benefits include double glazing and central heating throughout.

Details:

Hall

Living Room 12'6" x 10'11" (3.8m x 3.33m)

Lounge 12'3" x 10'11" (3.73m x 3.33m)

Kitchen/Dining Room 24'7" x 18'7" (7.5m x 5.66m) Both Max

Shower Room 13'7" x 4' (4.14m x 1.22m) Both Max

Storage (Garage) 7'9" x 7'6" (2.36m x 2.29m)

Landing

Bedroom 1 15'1" x 13'6" (4.6m x 4.11m)

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

Bedroom 3 10'11" x 10'9" (3.33m x 3.28m)

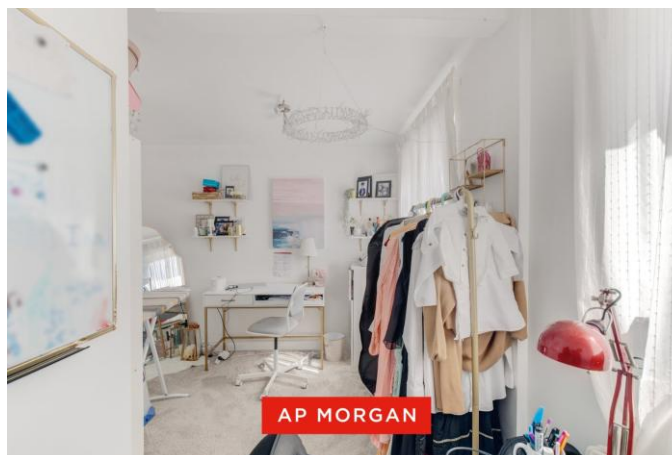
Bedroom 4 13'10" x 10'2" (4.22m x 3.1m) Both Max

Bathroom 10'7" x 10'4" (3.23m x 3.15m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

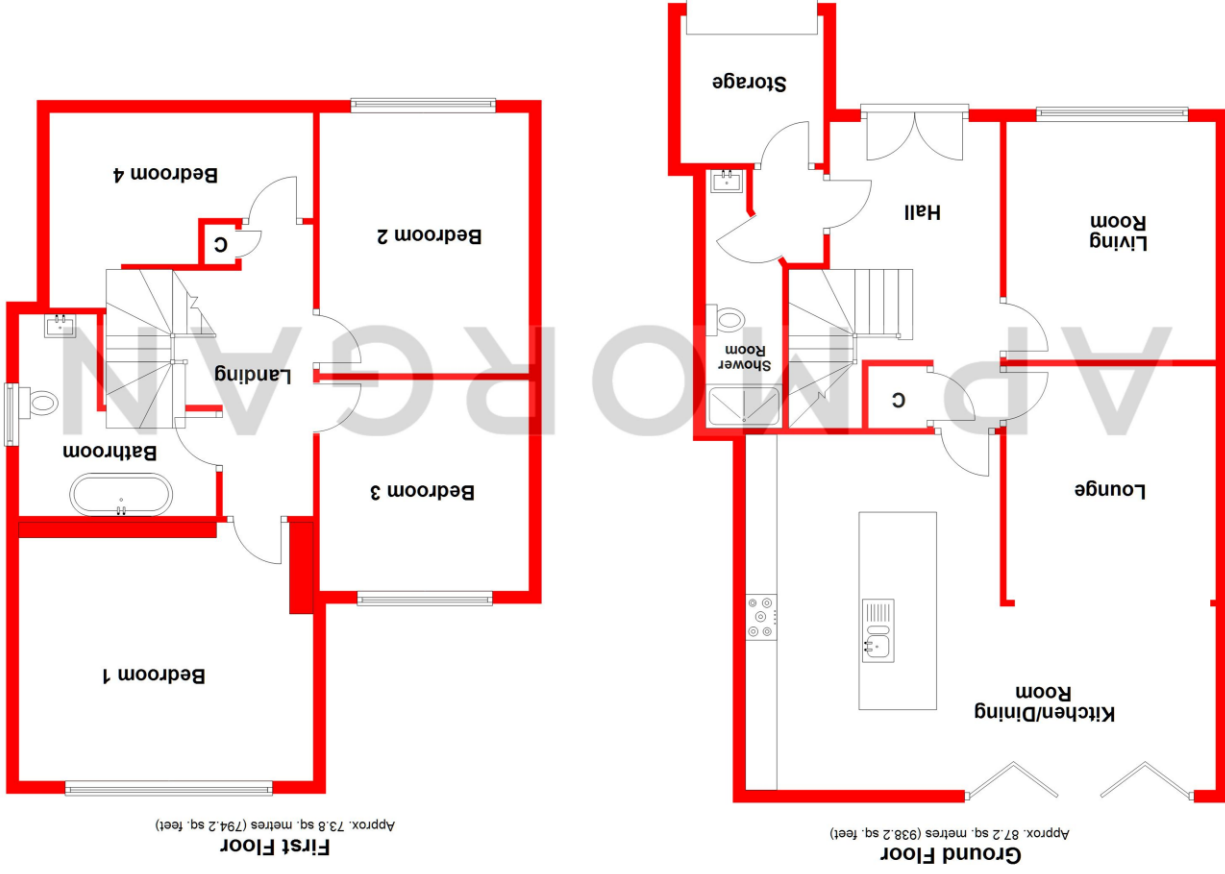
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 160.9 sq. metres (1732.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.