

**AP MORGAN**



**Sherwood Close, Birmingham**  
Offers Over £320,000

### Features:

- Convenient Location
- Three-Bedroom Semi-Detached
- Spacious Living Room
- Fitted Kitchen with Utility Area
- Private Driveway
- Garage in Nearby Block
- Well-Maintained Landscaped Garden
- Good Transport Links

### Description:

Nestled in a popular location, this three-bedroom semi-detached property offers a blend of comfortable living spaces and convenient amenities.

### Approach:

The property is approached via a private driveway, providing off-road parking. Additional parking is available in a nearby garage block.

### Interior:

Upon entering, you are greeted by a welcoming hall that leads to a spacious living room, perfect for family gatherings. The fitted kitchen offers ample space for cooking, and a lean-to utility area provides additional practical space.

### First Floor:

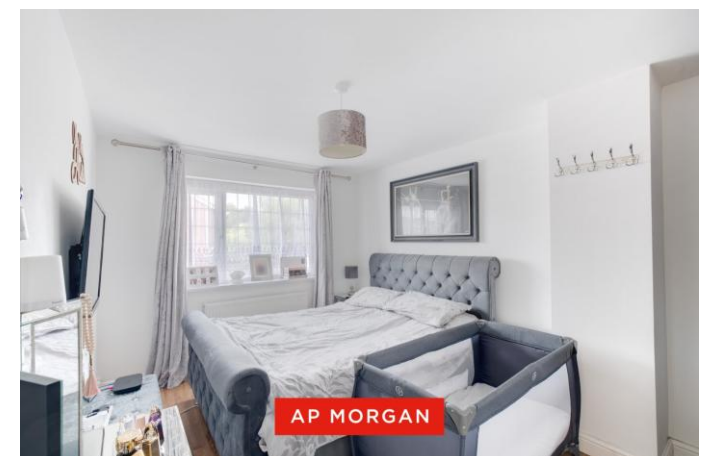
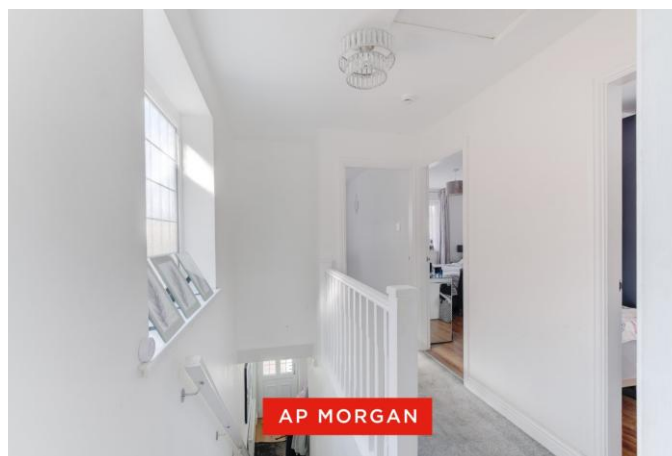
Ascending to the first floor, you will find three well-proportioned bedrooms. Bedroom one and Bedroom two are good-sized doubles, while Bedroom three offers a comfortable space. A family bathroom serves the first-floor accommodation.

### Exterior:

Outside, the property boasts a well-maintained, landscaped rear garden, offering a private and pleasant outdoor space for relaxation and recreation.

### Location:

This desirable home is conveniently situated close to a variety of eateries, shops, and local amenities. Its excellent position also ensures easy access to transport links, making it an ideal choice for commuters and those seeking a well-connected lifestyle.



**Details:**

**Porch** 6' x 3'1" (1.83m x 0.94m)

**Hall**

**Living Room** 15'6" x 13'3" (4.72m x 4.04m) Both Max

**Kitchen/Diner** 16'4" x 9'10" (4.98m x 3m)

**Utility Room** 7'7" x 6'8" (2.3m x 2.03m)

**Lean-to (outside)** 11'1" x 3'7" (3.38m x 1.1m)

**Landing**

**Bedroom 1** 13'9" x 12' (4.2m x 3.66m)

**Bedroom 2** 12' x 11'9" (3.66m x 3.58m) Both Max

**Bedroom 3** 8'6" x 6'5" (2.6m x 1.96m) Both Max

**Bathroom** 7'9" x 5'8" (2.36m x 1.73m)



**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.

## 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?

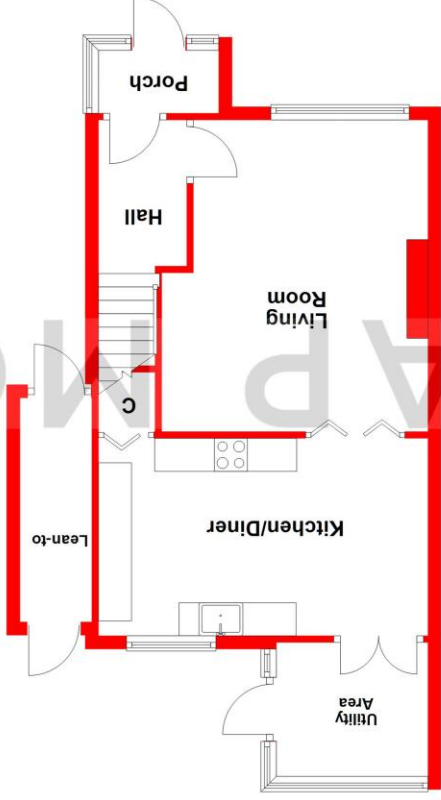
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

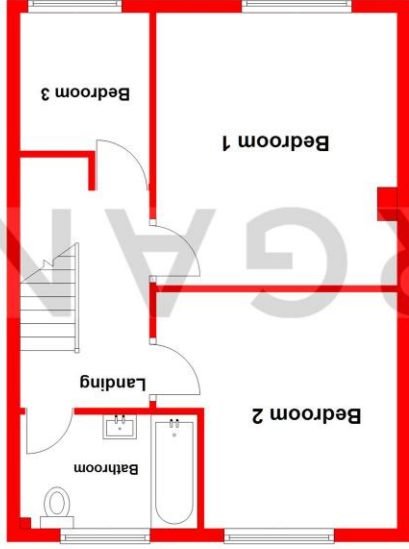
### Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 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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