

AP MORGAN



Sandford Road, Birmingham
Offers in excess of £500,000

Features:

- Five-Bedroom Semi-Detached Family Home in a Sought-After Location
- Multiple Reception Rooms, Including a Separate Lounge, Dining Room & Veranda
- Fully Converted Basement, Ideal for Extra Living or Storage Space
- Fitted Kitchen with a Handy Downstairs Shower Room
- Four Well-Proportioned Bedrooms and a Family Bathroom to the First Floor
- Standout Second Floor Bedroom, Offering Real Versatility
- Private Driveway Approach and an Easily Maintained Rear Garden
- Close To Local Shops, Eateries, Transport Links and Sought After Schools

Description:

Situated in a popular and sought after location, this beautifully proportioned five-bedroom semi-detached home offers space, versatility and a genuine lifestyle upgrade for a growing family. With multiple living spaces, a fully converted basement, a fitted kitchen and a convenient downstairs shower room, this is a property that has clearly been cared for and enhanced to suit modern day living.

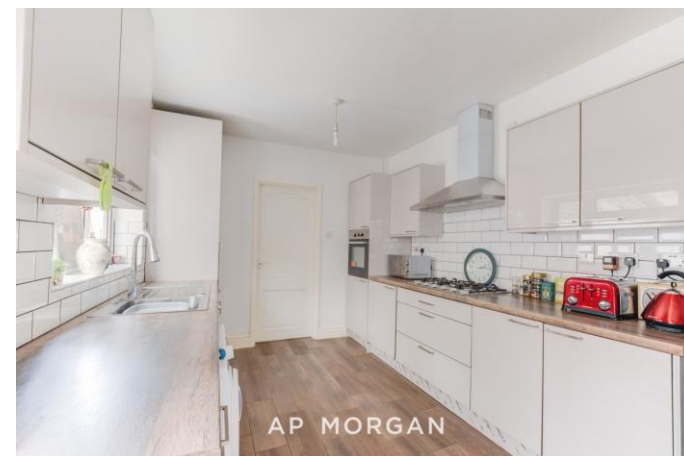
The property is approached via a private driveway, providing off road parking and a welcoming sense of arrival before you even step through the front door.

Once inside, the interior briefly comprises: a welcoming entrance hall, a spacious living room, a separate lounge leading through to a charming veranda, and a formal dining room ideal for entertaining. The well-appointed fitted kitchen sits at the heart of the home, with a handy downstairs shower room completing the ground floor accommodation. There is also access to the fully converted basement, offering fantastic additional living, hobby or storage space to suit your needs.

To the first floor you will find four further bedrooms alongside a modern family bathroom, offering plenty of room for a growing family or the flexibility to create a dedicated home office.

Moving outside, the property enjoys an easily maintained rear garden, a lovely space to relax or entertain without demanding weekend upkeep.

Additionally, there is a large bedroom on the second floor, a brilliant and versatile space that would make an excellent principal bedroom, guest suite or teenage retreat.



The property is close to eateries, shops and amenities, and is also conveniently placed to easily access transport links and good catchment schools.

Details:

Hall

Basement 14'8" x 13'11" (4.47m x 4.24m)

Living Room 14' x 13' (4.27m x 3.96m)

Lounge 13' x 11'3" (3.96m x 3.43m)

Dining Room 12'3" x 9'11" (3.73m x 3.02m)

Veranda 16'10" x 8'8" (5.13m x 2.64m)

Kitchen 13'10" x 9'3" (4.22m x 2.82m)

Bathroom 9'4" x 7'3" (2.84m x 2.2m)

Landing

Bedroom 2 13' x 11'5" (3.96m x 3.48m)

Bedroom 3 12' x 10'4" (3.66m x 3.15m)

Bedroom 4 10'1" x 9'4" (3.07m x 2.84m)

Bedroom 5 8'6" x 6'11" (2.6m x 2.1m)

Bathroom 6'10" x 6'7" (2.08m x 2m)

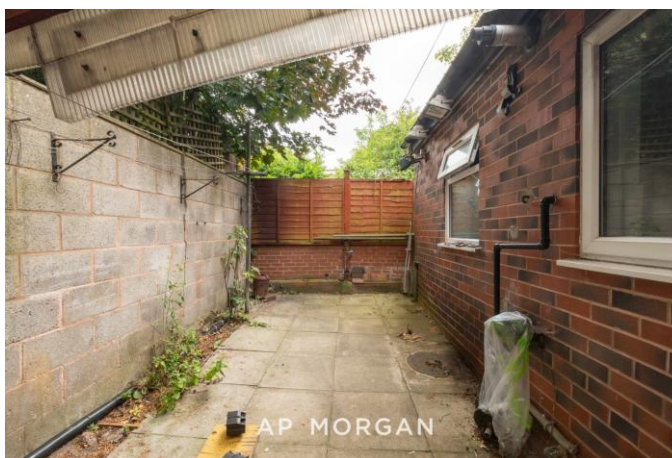
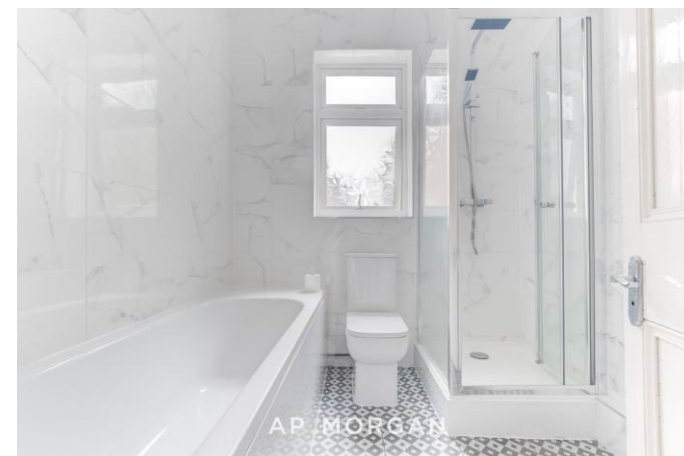
Bedroom 1 17'6" x 16'2" (5.33m x 4.93m)

EPC Rating: E

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 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.wissemortgageadvice.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.

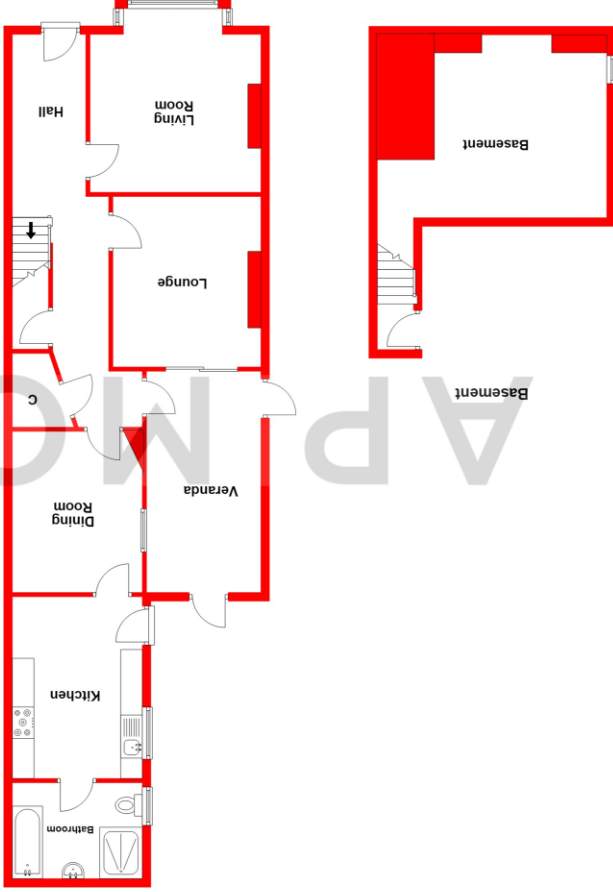
Need a solicitor?

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.

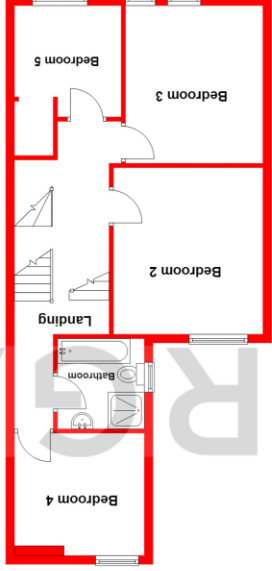
Identity Checks

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.

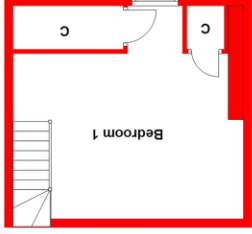
Ground Floor



First Floor



Second Floor



Total area: approx. 197.7 sq. metres (2128.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Planity.

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