

AP MORGAN



Durham Road, Birmingham
Asking Price £310,000

Features:

- Four Bedroom Home Across Four Floors
- Two Large Reception Rooms
- Fitted Kitchen with Appliances
- Additional Basement Level
- Loft Bedroom on Second Floor
- Rear Garden with Entertaining Area
- Close to Stratford Road Shopping Centre
- Excellent Motorway and Transport Links

Description:

Four floors, a basement, and a friendly community on the doorstep. This is space with real personality.

Set in a popular, friendly part of Birmingham close to Stratford Road shopping centre, this spacious four-bedroom house spreads across four floors, including a useful basement level and a loft bedroom on the second floor. At nearly 1,930 sq ft, and in great condition throughout, it offers two large reception rooms, a fitted kitchen with appliances, and a rear garden with its own entertaining area. It's clearly been a well loved and well maintained family home.

We asked them what made them buy it...

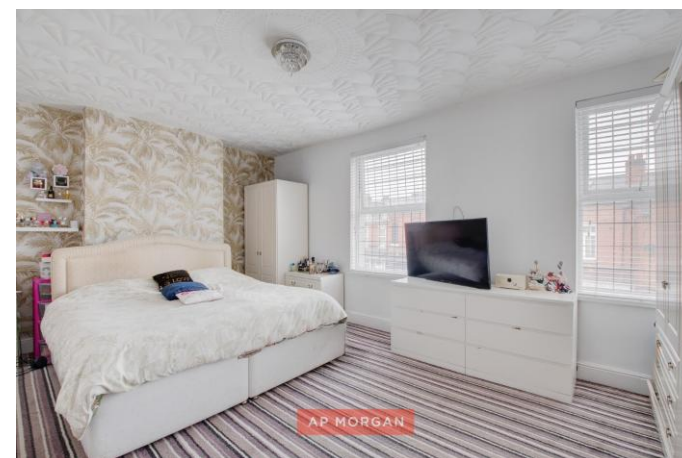
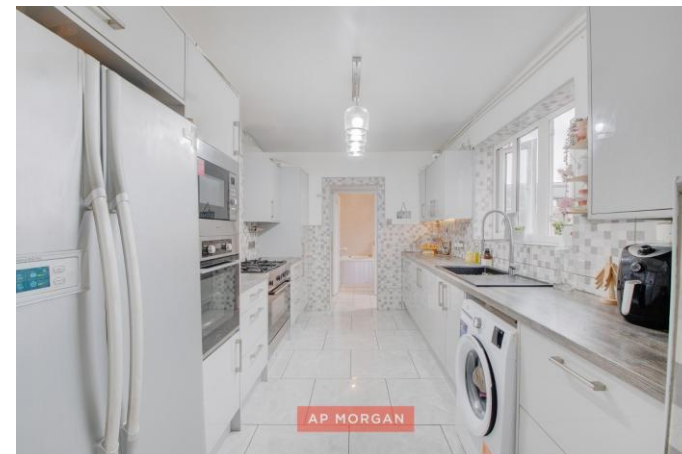
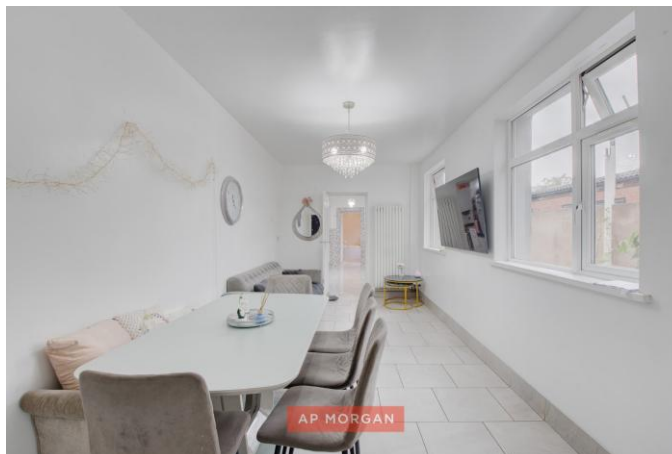
"It was the community feel that got us, everyone is so friendly here, and being so close to the shops and the high street makes everyday life easy. It never felt like just a house, it felt like a neighbourhood."

What about the house itself?

"The living room is so spacious, it's genuinely become the heart of the house. And the fitted kitchen with all the appliances has made a real difference day to day. We've loved having the extra basement level too, it's given us so much more flexibility."

Our agents say...

This is a wonderfully spacious home with genuine character across every floor. Downstairs, two large reception rooms give you plenty of room to relax and entertain, and the fitted kitchen with appliances flows through to a handy utility area. The basement level adds valuable extra space, whether you need storage, a gym, or a home office. Upstairs, three bedrooms and a family bathroom sit across the first floor, with a further loft bedroom tucked away on the second floor for even more flexibility.



Outside, the rear garden with its dedicated entertaining area is ready for long summer evenings with friends and family.

Being so close to Stratford Road shopping centre, with excellent motorway and road links, plus easy access to Birmingham Airport, the train station, the NEC, and Birmingham city centre, this location truly has everything on your doorstep.

A spacious, well-loved family home like this, in a location with real community spirit, does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Living Room 26'2" x 12'3" (7.98m x 3.73m) Both Max

Dining Room 19'2" x 8'10" (5.84m x 2.7m)

Kitchen 14'8" x 8'10" (4.47m x 2.7m)

Utility Area 8'10" x 2'10" (2.7m x 0.86m)

Bathroom 8'10" x 6'9" (2.7m x 2.06m)

Landing

Bedroom 1 18'5" x 12'2" (5.61m x 3.7m)

Bedroom 2 13'8" x 12'4" (4.17m x 3.76m)

Bedroom 3 15'7" x 9'3" (4.75m x 2.82m) Both Max

Bedroom (Loft) 17'4" x 16'9" (5.28m x 5.1m)

Basement 7'10" x 7'10" (2.4m x 2.4m) Size approx - restricted height

EPC Rating: E

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.

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.

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