



Courtway Avenue, Birmingham

Offers in Excess of £245,000

Features:

- Extended three bedroom house
- Semi-detached
- Large open plan kitchen/diner, family room
- Lounge with bay
- Modern shower room & GF W/C
- Rear garden with pond
- Driveway
- EPC - TBC

Description:

A great opportunity to purchase an immaculately refurbished, three-bedroom, semi-detached house situated in a cul-de-sac location. In brief the property offers, a porch, hallway with a modern W/C and under stairs storage cupboard, well-sized lounge with dual aspect bay windows, feature gas fireplace, spacious dining area with double doors to the rear and solid oak flooring, an opening into the contemporary re-fitted kitchen providing inset sink with mixer tap, integrated Samsung oven with electric hob over and space for an American style fridge freezer, dishwasher, washing machine and tumble dryer. The first-floor landing accommodates two good-sized double bedrooms with bay windows, a further bedroom three and modern shower room offering a walk-in shower with rainfall shower head. To the rear situates a well-maintained garden offering an initial patio area to decking and lawn with timber shed. A raised pond includes filters and pumps with a wooden pergola overhead. The property further benefits from being refitted throughout to a high standard having new pipes and radiators changed, downstairs w/c added, re-plastered and re-rendered, replaced boiler under warranty and regularly serviced, roofing replaced, windows replaced, porch added by current owners and driveway redone. Well-placed to offer access to local supermarkets, eateries and amenities, including the nearby Hollywood golf club, ease of access to local commuter links including Shirley and Whitlocks End train stations while also being within catchment of several good nurseries, infant, junior and senior schools and the popular Touchwood shopping centre offering an abundance of further shopping, eateries and entertainment.



Details:

Porch

Hallway

Lounge

23' 3" x 9' 7" (7.08m x 2.92m) max

W/C

Dining Area

16' 4" x 9' 9" (4.97m x 2.97m)

Kitchen

14' 9" x 10' 8" (4.49m x 3.25m) max

First Floor Landing

Bedroom One

12' 7" x 9' 4" (3.83m x 2.84m) max

Bedroom Two

11' 0" x 8' 6" (3.35m x 2.59m) max

Bedroom Three

6' 7" x 5' 9" (2.01m x 1.75m)

Shower Room

EPC Rating:

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. 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 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

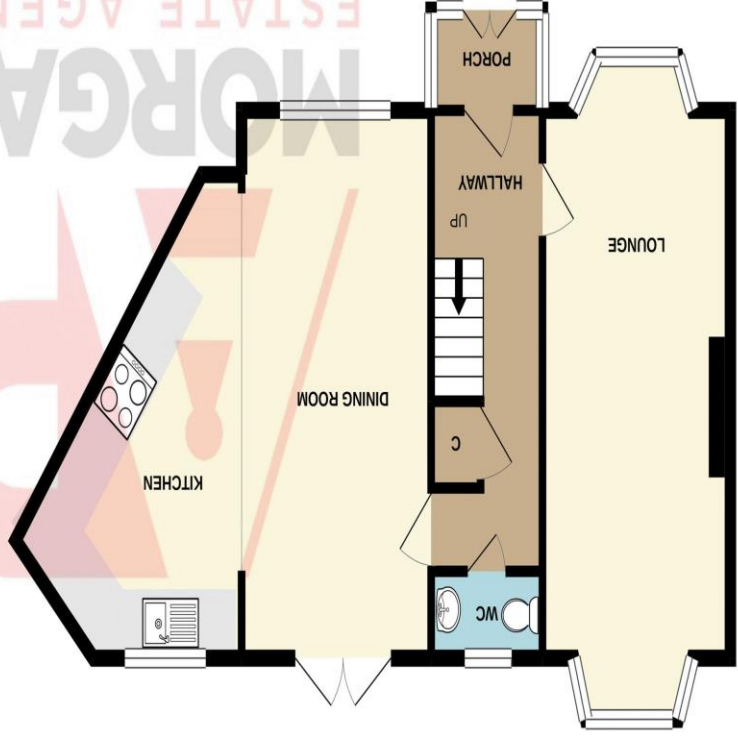
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

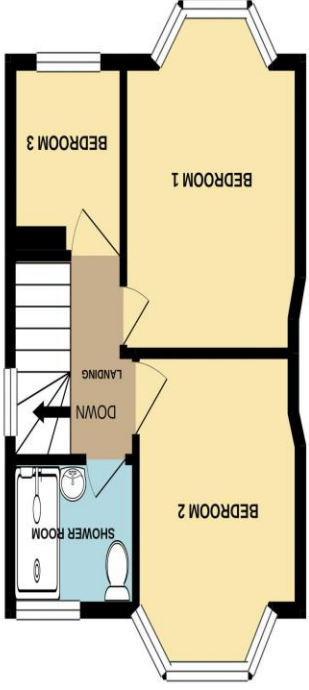
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.

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ESTATE AGENTS

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.
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TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

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