



Farren Road, Birmingham
Offers in Excess of £180,000

Features:

- Semi detached house
- Three bedrooms
- Lounge & dining room
- Modern kitchen
- Stylish family bathroom
- Extensive rear garden
- Driveway & separate garage
- EPC - E

Description:

A fantastic opportunity to purchase a traditional three bedroom semi-detached house with the added benefit of a garage to the rear, situated in a popular area of Northfield, Birmingham. The interior of the property briefly comprises of, well-sized entrance porch, hallway with under stairs storage, re-decorated lounge with bay window, fantastic dining room with door to rear garden, stylish redecorated kitchen providing integrated oven with gas hob and extractor hood over along with further upvc doorway to the garden. Upstairs the first floor landing accommodates well sized bedrooms one and two both having bay windows, a further well-proportioned bedroom three and a contemporary family bathroom which offers freestanding bathtub with shower head tap and separate shower cubicle. Further more the property benefits from having a combi boiler roughly four years old, porch has been added by the current owners and gas central heating. Outside to the rear boasts an extensive rear garden mostly laid to lawn with garage to the rear, to the front is a block paved driveway and large private access gate to the side for access down to the garage at the rear. Northfield is situated to the South West of Birmingham, with the property having access to a variety of local shopping and amenities including leisure facilities, a host of local primary and secondary schooling, supermarkets pubs and travel links into Birmingham city centre, the M5 and M42 motorways are easily accessible for further travel and commuting links.



Details:

Enclosed Porch

Reception Hallway

Lounge

14' 9" x 10' 10" (4.49m x 3.30m) max

Dining Room

14' 4" x 9' 2" (4.37m x 2.79m) max

Kitchen

8' 4" x 7' 2" (2.54m x 2.18m)

First Floor Landing

Bedroom One

14' 3" x 10' 10" (4.34m x 3.30m) max

Bedroom Two

14' 5" x 8' 10" (4.39m x 2.69m) max

Bedroom Three

9' 3" x 5' 11" (2.82m x 1.80m)

Modern Bathroom

8' 4" x 7' 6" (2.54m x 2.28m)

Garage

EPC Rating: E

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?

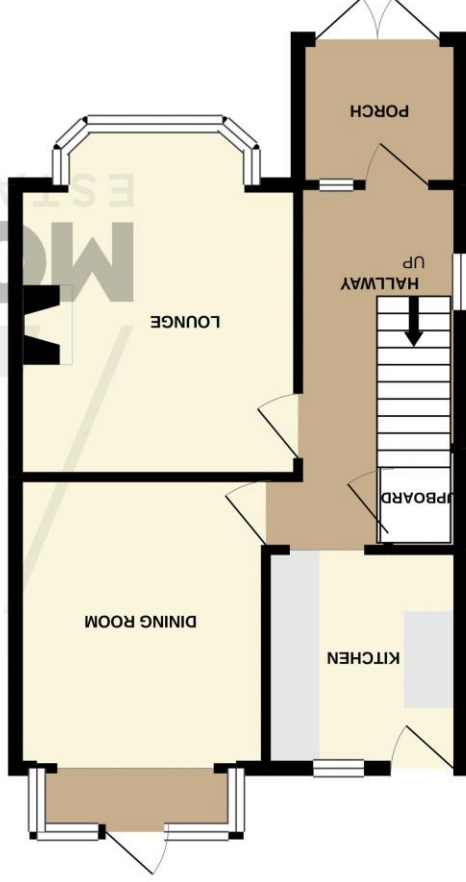
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

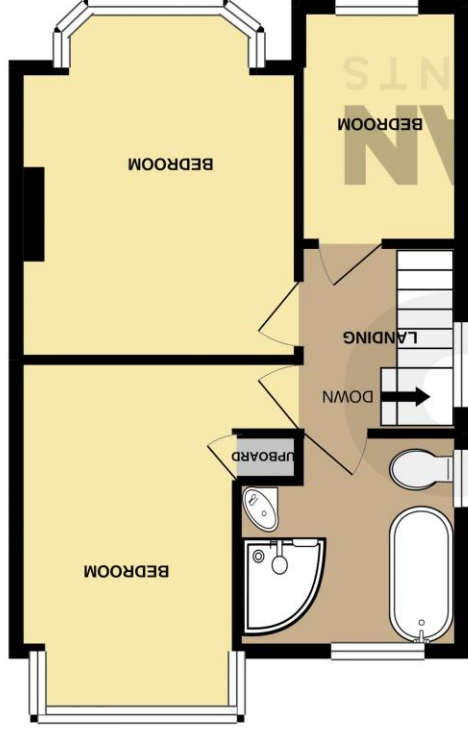
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

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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