



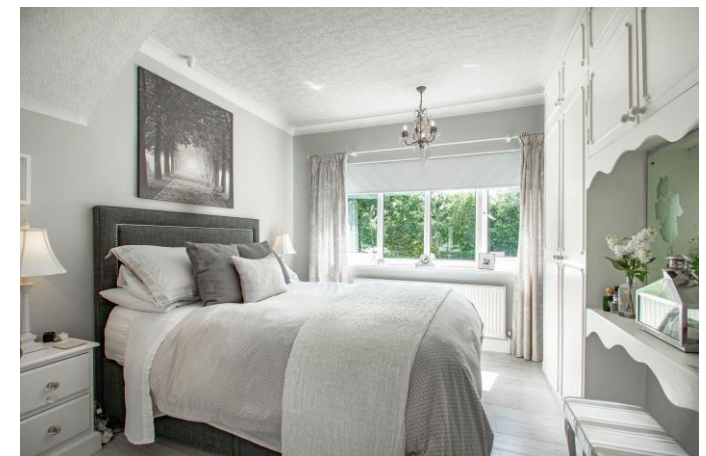
West Park Avenue, Birmingham
Offers Over £260,000

Features:

- Stunning semi-detached house
- Extended stylish kitchen
- Generous living room
- Large dining room
- Three bedrooms & dressing room
- Modern Family bathroom
- Well-maintained rear garden & driveway
- EPC - TBC

Description:

A stunning example of a well extended, semi-detached family home situated in a sought-after location of Northfield, Birmingham. The beautifully presented interior of the property briefly comprises an entrance porch, hallway, ground floor W/C, extended stylish breakfast kitchen complete with breakfast bar, integrated oven with electric hob and extractor hood over, dishwasher and fridge, the kitchen then gives off to a covered side entry with space for further utilities and an impressive dining room having double doors to the rear garden and large sliding doors into the generous lounge having feature gas fireplace and bay window to the front. Upstairs the first floor landing occupies a fantastic sized bedroom two with integrated wardrobes and vanity table, a double bedroom three with bay window, modern family bathroom and a dressing room having stairs giving access to the large bedroom one in the converted loft space. Outside to the rear the property enjoys a beautifully maintained rear garden offering an initial patio space with steps leading down to a lawn having well established planted borders and fenced boundaries. The front of the property provides a block paved driveway for off-road parking and access to the garage/store area that allows direct access to the rear garden. Further benefits include double glazing throughout all having been replaced by current owners, gas central heating, oak flooring throughout the hallway, lounge and dining room and eves storage space within the loft conversion. Conveniently placed in a prime location nearby to several shops, amenities, eateries and easy access to Longbridge train station for commuting into Birmingham City Centre. Longbridge Town centre is also within reach offering further shopping and facilities.



Details:

Porch

Hallway

Kitchen/Breakfast Room

19' 2" x 6' 4" (5.84m x 1.93m) max

Dining Room

9' 6" x 12' 9" (2.89m x 3.88m)

Lounge

12' 1" x 10' 8" (3.68m x 3.25m) max

Ground Floor W/C

Garage/Store

Bedroom Two

13' 11" x 10' 8" (4.24m x 3.25m) max

Bedroom Three

13' 3" x 10' 9" (4.04m x 3.27m) max

Dressing Room

9' 8" x 7' 5" (2.94m x 2.26m) Max

Second Floor

Bedroom One

16' 1" x 12' 4" (4.90m x 3.76m) max

EPC Rating:

Council Tax Band: C (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.

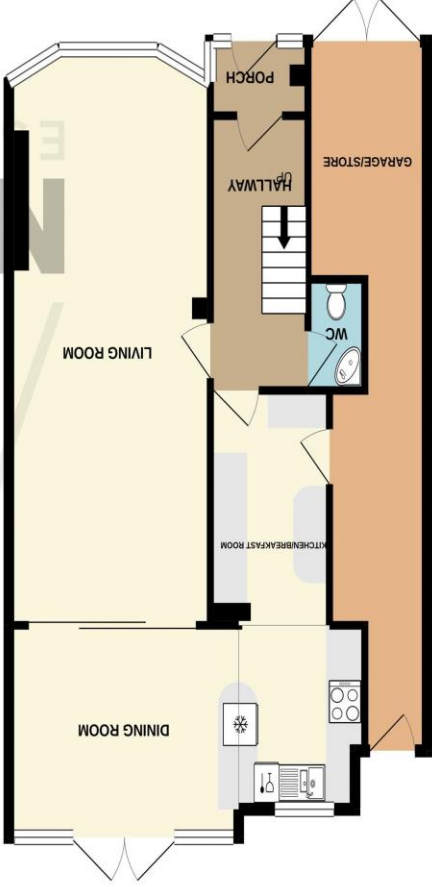
Need a solicitor?

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.

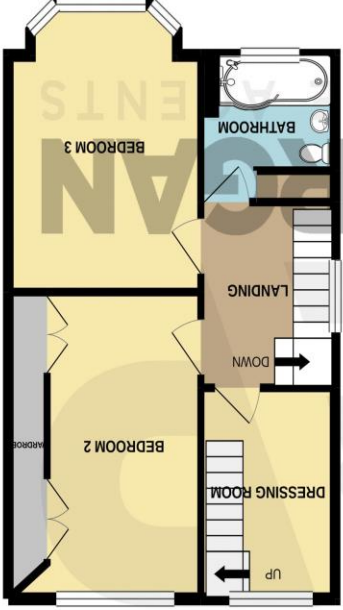
Need a removal company and storage?

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.

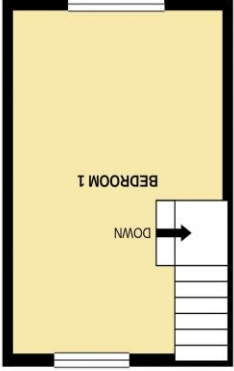
GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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