

**AP MORGAN**



**Mayswood Grove, Birmingham**  
Offers in Excess of £215,000



**Features:**

- Semi detached house
- Three bedrooms
- Lounge/diner
- Modern kitchen
- Family bathroom
- Spacious rear garden
- Driveway and rear parking
- EPC - D

**Description:**

This modernised three bedroom semi detached family home in Quinton. The property in brief: Entrance porch, entrance hall leading to the spacious lounge/diner, which benefits from a log burner and a bay window. Through to the modern kitchen, which has an integrated oven, electric hob and fridge, as well as space for a washing machine. There is also a handy under-stair storage space. Upstairs: Double bedroom one is generous in size, while the double bedroom two has a fitted wardrobe and bay window. There is a further well-proportioned bedroom three. The family bathroom benefits from a modern white suite with overhead shower. Outside: The rear garden is generous in size and offers plenty of potential. There is patio to the top, followed by steps leading to a pebbled area and an expansive lawn. There is also parking to the rear of the property. To the front is a driveway, along with a small lawn. This property is ideally located for families due to its close proximity to good local schooling for all ages. There are local shops and amenities nearby. Quinton Expressway is within close proximity, providing road links to Birmingham and the M5.





## Details:

Porch

Entrance Hall

Lounge/Diner

26' 2" to bay x 9' 8" (7.97m x 2.94m)

Kitchen

13' 3" x 6' 4" (4.04m x 1.93m)

Bedroom One

13' 4" x 9' 8" (4.06m x 2.94m)

Bedroom Two

13' 0" to bay x 10' 7" (3.96m x 3.22m)

Bedroom Three

10' 0" x 6' 6" (3.05m x 1.98m)

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
0121 809 9809.



## 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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://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.

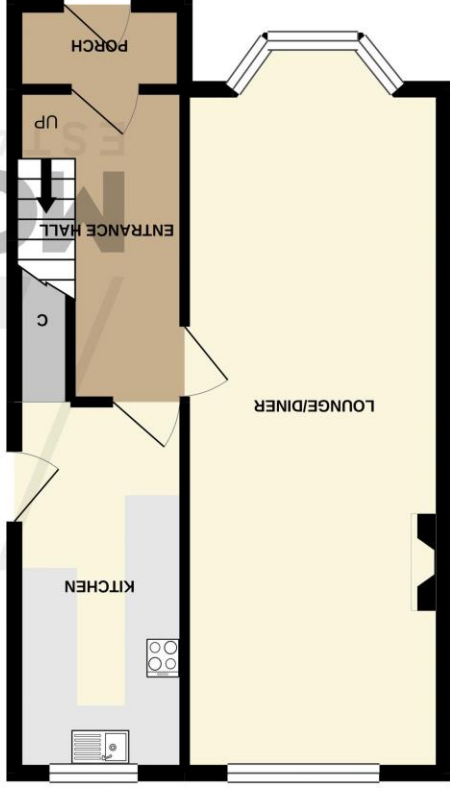
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

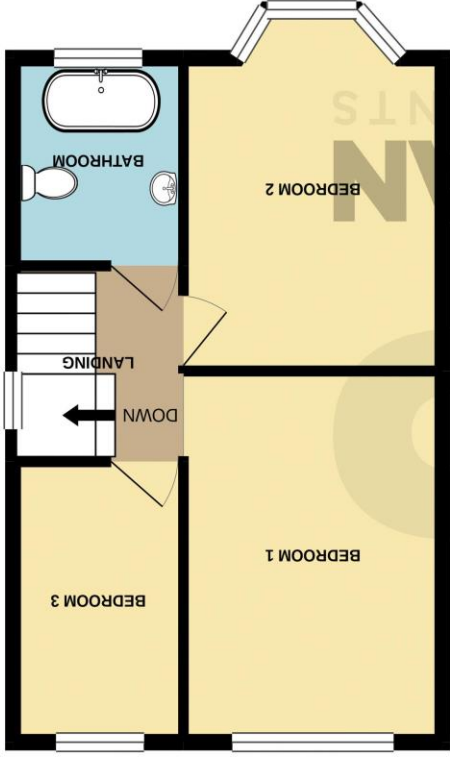
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals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

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 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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