



Southwold Avenue, Birmingham
Offers in Excess of £280,000

Features:

- Semi-detached home with planning permission
- Three bedrooms
- Family Bathroom
- Fitted kitchen
- Open plan lounge/diner with conservatory
- Well-maintained rear garden with pond
- Private driveway with off-road parking and garage
- EPC - D

Description:

A beautifully presented three-bedroom, semi-detached family home with granted planning permission for an extension to convert into a four-bedroom property, in a sought-after location in Kings Norton, Birmingham. The ground floor comprises: entrance hallway with under stairs storage, fitted kitchen with sink, integrated fridge and space for a freestanding seven burner cooker with access to the integral garage, expansive lounge/diner with feature log burner fireplace and the open plan conservatory with view to the rear garden. The first floor accommodation establishes: Double bedroom one with space for wardrobes and feature bay window, double bedroom two with view to the rear garden, well sized bedroom three with fitted wardrobe space and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a well-maintained garden with an initial patio area perfect for garden furniture, leading into lawn with a feature pond. To the front is an extensive private driveway with ample parking for several cars, planted borders, access to the integral garage and side access to the rear garden. Furthermore, the property benefits from gas central heating, double glazed windows, and partially boarded loft space. Well placed in a quiet, sought-after location in Kings Norton, the property benefits from being nearby to local schools (Kings Norton Primary School, Kings Norton Girls, Kings Norton Boys and Broadmeadow Junior School), bus routes, train station and an assortment of local amenities.



Details:

Entrance Hallway

Kitchen

7' 5" x 16' 2" (2.26m x 4.92m)

Lounge/Diner

26' 0" x 10' 9" (7.92m x 3.27m)

Conservatory

8' 2" x 11' 0" (2.49m x 3.35m)

First Floor Landing

Bedroom One

10' 9" x 10' 5" (3.27m x 3.17m)

Bedroom Two

12' 0" x 10' 5" (3.65m x 3.17m)

Bedroom Three

8' 1" x 7' 2" (2.46m x 2.18m) Max

Family Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

Garage

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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 406956, or visit their website for more information: www.morgants.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?

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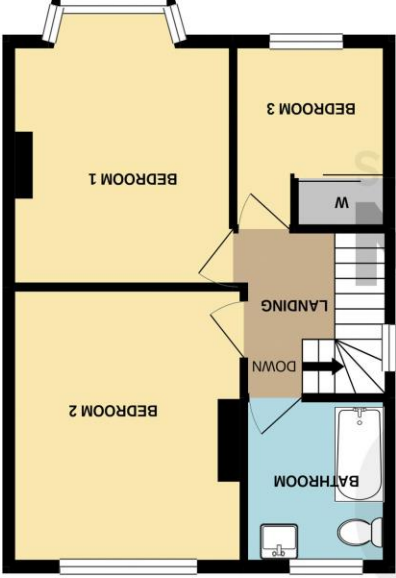
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GROUND FLOOR
744 sq. ft. (69.1 sq.m.) approx.



1ST FLOOR
405 sq. ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq. ft. (106.7 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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