

AP MORGAN



Osmaston Road, Birmingham
Offers in Excess of £300,000

Features:

- Traditional semi detached property
- Three bedrooms
- Two reception rooms
- Extended kitchen/diner
- Modern family bathroom
- Attached garage (storage only) and driveway
- Pleasant rear garden with shed
- Epc rating = E

Description:

An extended, three bedroom traditional semi detached home in Harborne. Occupying a great location for Birmingham University and the Queen Elisabeth Hospital. The interior layout comprises: Porch leading to hallway with room for under stairs furniture and coloured lead glazing to front. Reception room one with large bay window and carpet to floor. The rear reception room has an open grate to fire surround, white painted floor and feature bay gaining access to the garden. The extended dining/kitchen is an excellent family space, featuring wood arch panel doors to kitchen units, one and a half inset sink to work tops, range style oven to brick recess, built-in dishwasher, decorative tiling to floor, door to garden and further door leading into the garage given over to storage. The first floor offers double bedroom one, double bedroom two with fitted wardrobes and single bedroom three. The family bathroom is spacious, containing a white P shaped bath with a mixer shower and screen over, there is a glass shelf and mirror above the sink and pleasant floor and wall tiling. Outside the frontage is given over to a full width driveway. The pleasant rear garden has an initial patio area leading onto the lawn, which is bordered by shrubs and gently slopes up towards the timber shed. Other benefits include: A gas combi boiler to radiators and mostly double glazing. The house is well placed for the nature reserve along Bournbrook which is popular for walks and green spaces, there is a good choice of schooling including King Edwards Boy's. A selection of convenience shops/post office, newsagents and a garage are placed at the end of the road, with major retail outlets and Selly Oak railway station being just a short drive away.



Details:

Entrance porch leading to hallway

Front reception room

13' 2" max into bay x 10' 5" (4.01m x 3.17m)

Rear reception room

13' 0" max into bay x 10' 5" (3.96m x 3.17m)

Extended kitchen/diner

15' 6" x 13' 2" min w (4.72m x 4.01m)

Stairs rise to first floor landing

Bedroom 1

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

Bedroom 2

13' 7" max into bay x 10' 6" (4.14m x 3.20m)

Bedroom 3

6' 3" x 6' 0" (1.90m x 1.83m)

Family bathroom

7' 0" x 7' 0" (2.13m x 2.13m)

Attached garage (storage only)

16' 5" x 7' 7" (5.00m x 2.31m)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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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.

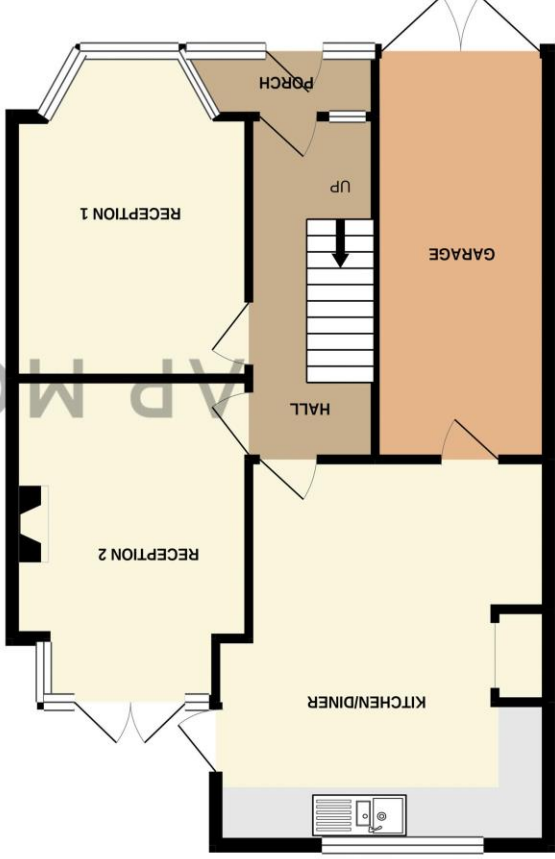
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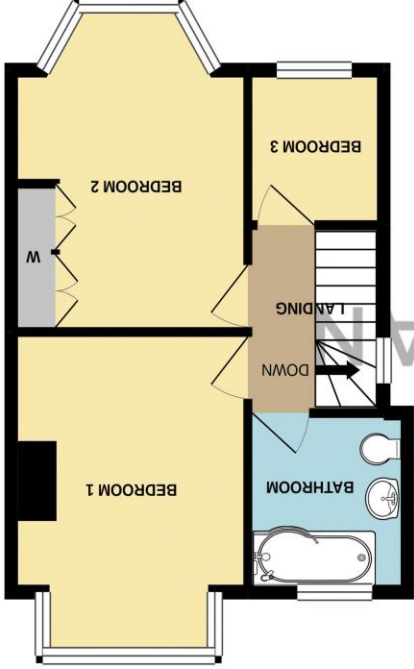
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GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 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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