



Morland Place, Birmingham B31 2PF

welcome to

Morland Place, Birmingham

*** BEAUTIFULLY PRESENTED TERRACED PROPERTY *** FOUR BEDROOMS *** TWO RECEPTION ROOMS *** SPACIOUS KITCHEN/DINER *** GROUND FLOOR AND FIRST FLOOR W/C *** FAMILY BATHROOM *** EN - SUITE *** DRIVEWAY *** SECURE REAR GARDEN ***

Agent Note

This property is council tax band D.

Lounge

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed front facing bay window, central heating radiator.

Kitchen/Diner

19' 3" x 9' 3" (5.87m x 2.82m)

Double glazed Rear facing window, gas hob & electric oven, range of wall and base units with drawers and work-tops over, sink & drainer unit.

Utility Room

7' 6" x 6' 1" (2.29m x 1.85m)

central heating radiator, sink & drainer unit.

Lounge First Floor

15' 8" x 9' 8" (4.78m x 2.95m)

Double glazed rear facing window, central heating radiator.

Bedroom One First Floor

15' 7" x 14' 9" (4.75m x 4.50m)

Double glazed french doors to rear, double glazed rear facing window, central heating radiator.

Toilet First Floor

Central heating radiator, low level flush w/c, wash hand basin.

Bedroom Two Second Floor

11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed front facing window, central heated radiator, fitted wardrobes and en-suite.

En-suite - double glazed window to front, shower, central heating radiator, low level flush w/c, wash hand basin.

Bedroom Three second floor

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed rear facing window, central heating radiator.

Bedroom Four Second Floor

9' 8" x 6' 6" (2.95m x 1.98m)

Double glazed rear facing window, central heating radiator.

Bathroom Second Floor

Central heating radiator, bath with shower over, low level flush w/c, wash hand basin.

Ground Floor Toilet

Central heating radiator, low level flush w/c, wash hand basin.

Rear Garden

Patio area, rear access.





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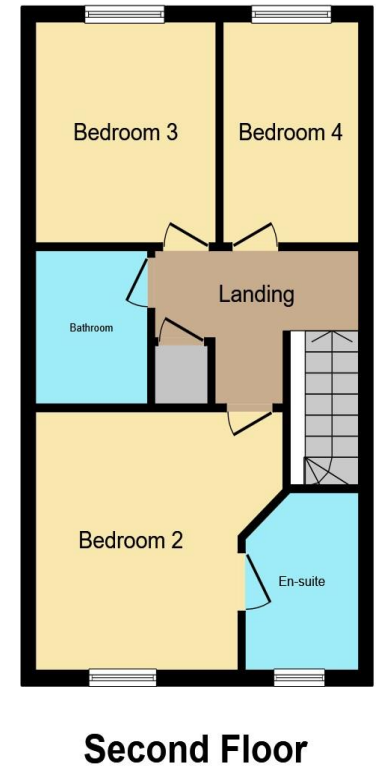
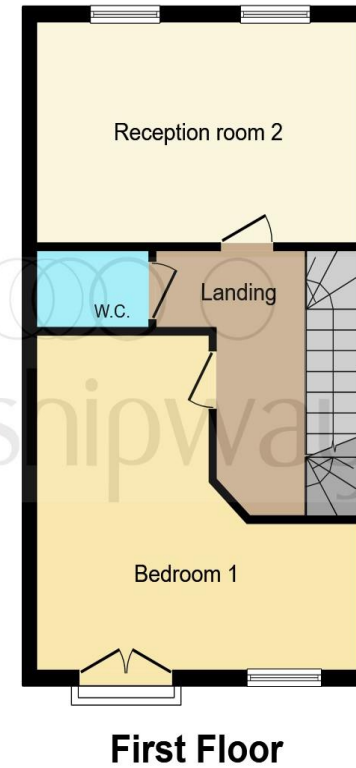
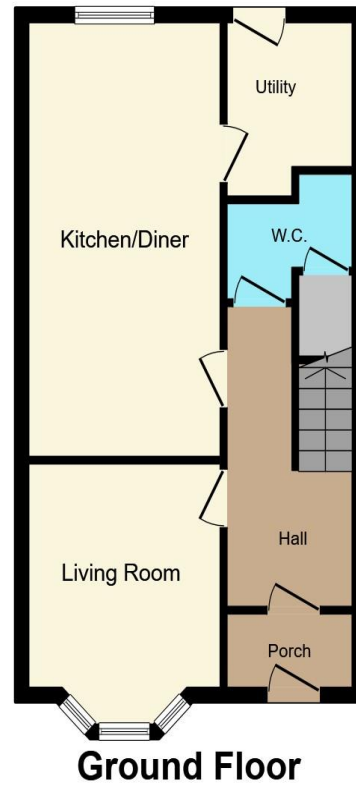
Morland Place, Birmingham

- Well presented terraced property
- Four bedrooms
- Ground floor and first floor W/C
- Family bathroom
- En-suite

Tenure: Freehold EPC Rating: C

offers in excess of

£315,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN111114 - 0002

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