

**AP MORGAN**



**Bell Barn Road, Edgbaston, Birmingham**  
Asking Price £179,000

**Features:**

- Modern City Centre apartment
- One double bedroom
- Open plan living space
- Stylish fitted kitchen
- Good sized bathroom
- Private balcony
- Secure resident parking
- EPC- D

**Description:**

This spacious and modern one bedroom apartment with beautiful park view, is located just on the outskirts of Birmingham city centre and is ideal for young couples or investors with local amenities including shops and restaurants conveniently located nearby.

Access to the building is via a secure entrance which is always locked with guests required to use a buzzer system. There is also a secure and private car park to the rear of the building with an allocated parking space for this apartment as well as an area for bikes to be securely kept. The property briefly comprises of a welcoming entrance hallway with large airing cupboard; spacious and bright open plan living space with a stylish lounge and modern fitted kitchen with integrated appliances; large and private balcony accessed via the living room; one single double bedroom with built in wardrobe and a good-sized bathroom with bath and overhead shower. Further benefits include a modern Ring alarm system for additional security as well as floodlights covering the balcony.

The property is in close proximity to Birmingham City Centre and its most popular attractions including Bullring and Grand Central, Chinatown Birmingham, The Arcadian, Mailbox Birmingham, Sea Life Centre and much more. Birmingham New Street Station is also nearby offering services to Birmingham International, Walsall, Cardiff, Manchester, Wolverhampton, Cambridge, London and much more.

There is 136 years left on the lease with a combined amount of £1265 per annum for the service charge and ground rent.



**Details:**

**Living Room/Kitchen** 19'3" x 12'6" (5.87m x 3.8m)

**Bedroom** 14' x 12'8" (4.27m x 3.86m)

**Bathroom** 8' x 6'5" (2.44m x 1.96m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. 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 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

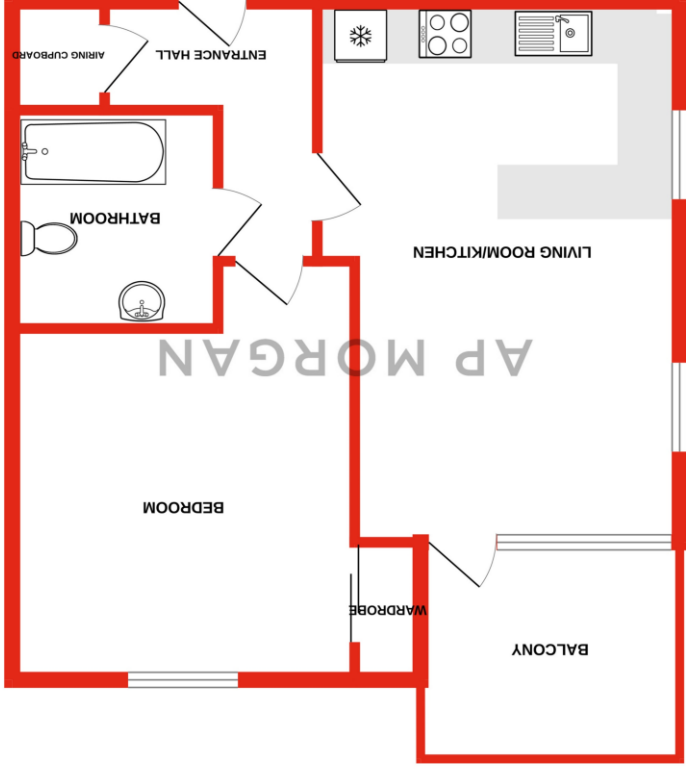
### Need a solicitor?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and fixtures are approximately to within the millimetre, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.