

AP MORGAN



Long Leasow, Selly Oak, Birmingham
Offers in excess of £270,000

Features:

- Spacious mid-terraced bungalow
- Two good sized bedrooms
- Spacious lounge with bay window
- Modern fitted kitchen
- Good sized shower room
- Low maintenance gardens
- Off road parking and garage
- EPC- E

Description:

AVAILABLE WITH NO ONWARD CHAIN! A wonderful opportunity has arisen to purchase a spacious, two bedroom mid-terraced bungalow situated in the popular and sought after area of Selly Oak, Birmingham. Part of Bournville Village Trust, this property is Ideal for those looking to downsize with local amenities including shops and restaurants only a short drive away.

Located in a quiet side road, upon approach to the property there is a low maintenance bricked front garden with a small flower bed and several hedges.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway; spacious lounge with large bay window overlooking an attractive green with trees and daffodils in the spring; modern fitted kitchen with integrated appliances including dishwasher, electric hob and double oven; one double bedroom with built-in wardrobes; one single bedroom with space for freestanding wardrobes and a good sized stylish shower room with shower cubicle.

The lovely rear garden has been well maintained and is low maintenance with it having a paved lawn and patio area perfect for outdoor furnishings. The garden also provides access to the single car garage at the rear of the property with an off road parking space in front of the garage door.

With this property being under the Bournville Village trust there is a service charge of £104.79 per month which covers the maintenance of the public footpaths and grasslands in the area.



The property benefits from proximity to nearby local shops and amenities and is well-positioned for access to Selly Oak, Bournville, and Northfield. Several parks and green spaces are also located nearby. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond, and is ideally located for access to both the QE and Royal Orthopaedic Hospitals.

Details:

Lounge 17'10" x 11'1" (5.44m x 3.38m)

Kitchen 10'7" x 8'6" (3.23m x 2.6m)

Bedroom One 16'8" x 9'1" (5.08m x 2.77m)

Bedroom Two 8'9" x 7'4" (2.67m x 2.24m)

Shower Room 6'8" x 5'6" (2.03m x 1.68m)

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 827 6827.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.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.

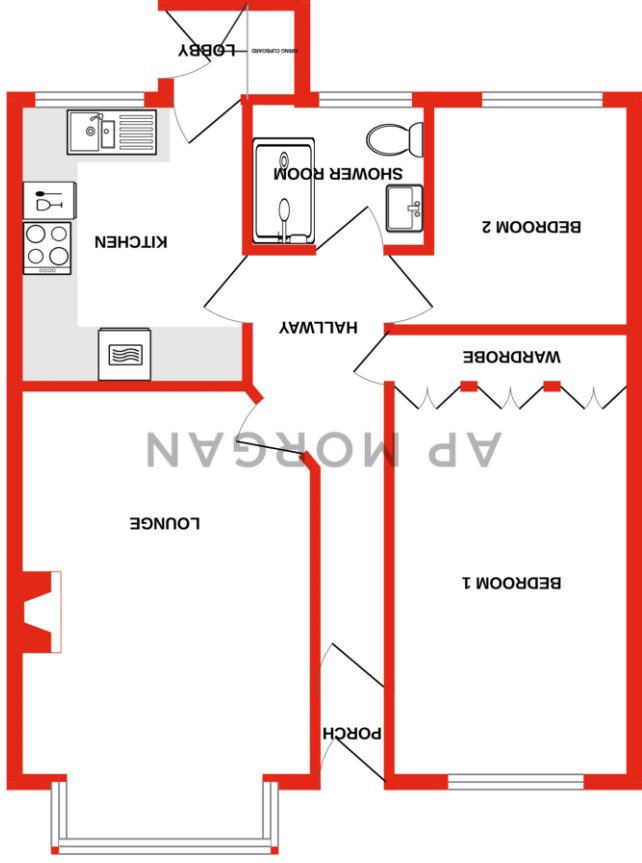
Need a solicitor?

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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, to arrange a survey.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 efficacy can be given.
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TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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