

**AP MORGAN**



**Rhayader Road, Birmingham, West**  
Asking Price £135,000

### Features:

- Modern top floor apartment
- Secure intercom system
- Open plan kitchen and living space
- Two good-sized bedrooms
- Family bathroom
- Allocated off-road parking space
- Sought after residential area
- EPC Rating: C

### Description:

A well-presented modern, top floor apartment, boasting two bedrooms and an open plan living space. This property is well positioned in a sought-after residential area of Northfield, Birmingham.

Accessed via a communal and secure entrance and stairwell, the top floor apartment comprises of: generous entrance hallway with large store cupboard, fitted kitchen with an integrated electric hob and oven, along with having space for further freestanding appliances, open plan living room with dual aspect windows, bedroom one benefitting from dual aspect windows and space for freestanding wardrobes, good-sized bedroom two, and the family bathroom providing a bath with overhead shower, sink and WC.

The property further benefits from an allocated off-road parking space, double glazed windows throughout and gas central heating.

Well positioned in Northfield, in the South West of Birmingham, this property offers access to Northfield shopping facilities, takeaways and library, along with a number of highly regarded local schools including The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' Secondary School and King Edward VI Girls' School in West Heath. Longbridge and Northfield railway stations are a short ride away offering access into Birmingham City Centre, offering an assortment of amenities.



**Details:**

**Entrance Hallway**

**Kitchen** 8'3" x 8'2" (2.51m x 2.5m)

**Living Room** 9' x 19'2" (2.74m x 5.84m)

**Bedroom One** 13'6" x 10'4" (4.11m x 3.15m)

**Bedroom Two** 11'6" x 6'4" (3.5m x 1.93m)

**Bathroom** 8'3" x 6'7" (2.51m x 2m)



**EPC Rating:** C

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

**Tenure:** Leasehold (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.

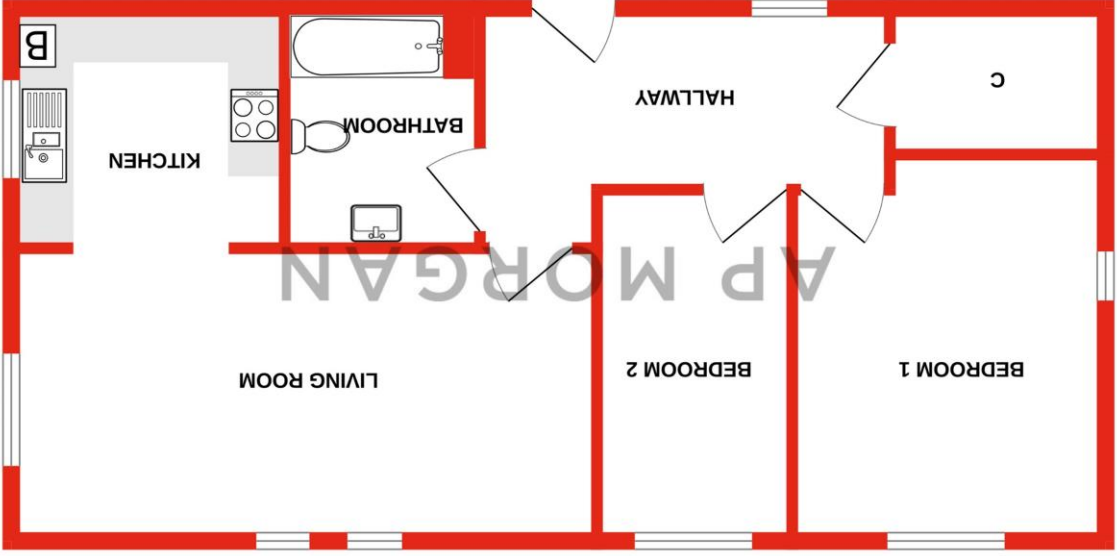
### Need a solicitor?

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



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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