

AP MORGAN



Alvechurch Road, Birmingham, West Midlands

Offers Over £170,000

Features:

- No onward chain
- Two bedroom semi detached
- Close to local shops
- Lounge
- Dining room
- Kitchen
- Shower room
- EPC - E

Description:

Presenting this two-bedroom semi-detached home boasting a large garden, two reception rooms and convenient access to local shops.

Inside, the layout comprises an entrance hall, a lounge featuring an electric fireplace and sliding doors leading to the dining room, and a kitchen equipped with an integrated oven and hob. Additionally, there's a downstairs WC. Upstairs, there are two generously sized double bedrooms and a shower room with a corner shower cubicle.

Externally, the front of the property features steps leading to the porch and hall, providing direct access to the rear garden—an unexpectedly spacious area offering privacy without being overlooked.

Conveniently situated close to local schools, shops, a pharmacy, and a doctor's surgery. Just 0.7 miles from Northfield train station, providing transport links to Worcester and Birmingham city centre. Moreover, it's only 2.5 miles from the new shopping development and train station at Longbridge



Details:

Porch

Entrance Hall

Lounge 10'5" x 12'7" (3.18m x 3.84m)

Dining Room 8'9" x 8'11" (2.67m x 2.72m)

Kitchen 9'11" x 9'6" (3.02m x 2.9m)

Hall 13'8" x 4'7" (4.17m x 1.4m)

WC

First Floor Landing

Master Bedroom 11'4" x 15'11" (3.45m x 4.85m)

Bedroom Two 8'3" x 10'11" (2.51m x 3.33m)

Shower Room 5'5" x 7'5" (1.65m x 2.26m)



EPC Rating: E

Council Tax Band: B (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 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

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.

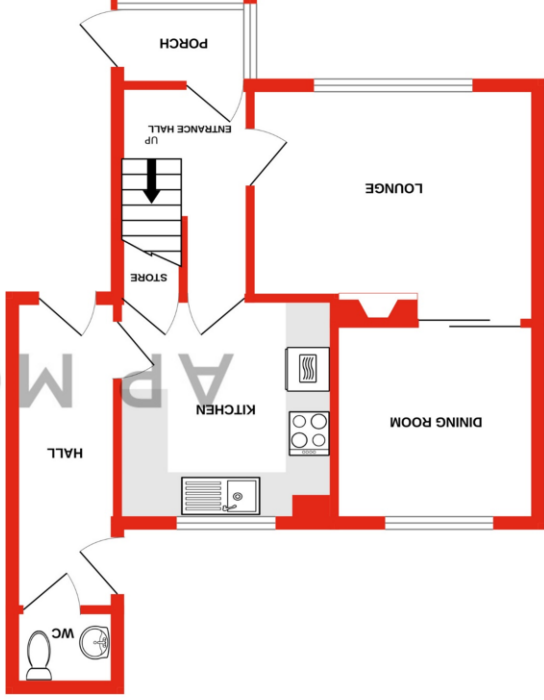
Need a solicitor?

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.

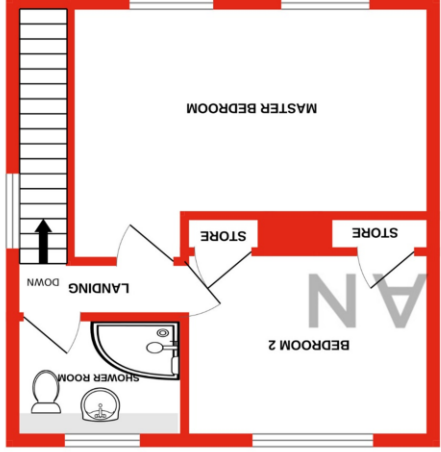
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR (41.6 sq.m.) approx.



1ST FLOOR (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hektropix ©2023

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.