

AP MORGAN



Gibbs Hill Road, West Heath, Birmingham
Asking Price £230,000

Features:

- Spacious semi-detached house
- Three good sized bedrooms
- Spacious lounge and separate dining room
- Convenient sized kitchen
- Family bathroom
- Driveway and garage
- EPC- D

Description:

A great opportunity has arisen to purchase this spacious three-bedroom semi-detached house situated in the popular area of West Heath, Birmingham. In need of some refurbishment but with plenty of potential to be a lovely family home with local amenities including shops and schools conveniently located nearby.

Upon approach to the property there is a large driveway with space for two vehicles as well as providing access to the integrated single car garage.

Moving inside, the property briefly comprises of a spacious entrance hall with space for a large dining table and chairs; L-shaped lounge with double patio door at the rear providing access to the garden; convenient sized kitchen with side entry; first floor landing; two double bedrooms, one single bedroom and a family bathroom with bath and overhead shower.

The rear garden is a good size comprising of mostly lawn with a patio area perfect for outdoor furnishings. There is also a gated side entry for ease of access from the front of the property.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



Details:

Lounge 17'2" x 16'10" (5.23m x 5.13m)

Hall/Dining Room 10'2" x 9'3" (3.1m x 2.82m)

Kitchen 10'6" x 6'6" (3.2m x 1.98m)

Bedroom One 16'4" x 9'11" (4.98m x 3.02m)

Bedroom Two 11' x 10' (3.35m x 3.05m)

Bedroom Three 11'8" x 6'8" (3.56m x 2.03m)

Bathroom 7'1" x 6'6" (2.16m x 1.98m)

Landing

Garage 10'2" x 7'7" (3.1m x 2.3m)

EPC Rating: D

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 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.

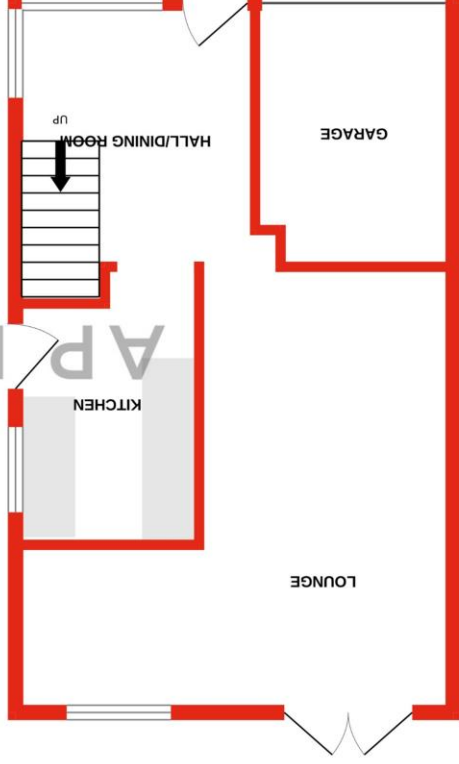
Need a solicitor?

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.

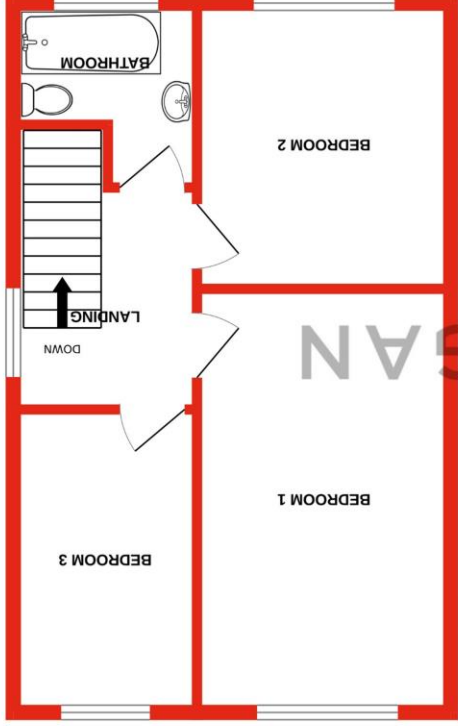
Need a removal company and storage?

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 (42.7 sq.m.) approx.



1ST FLOOR (42.7 sq.m.) approx.



While 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. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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