

**AP MORGAN**



**Stafford Way, Great Barr, Birmingham**  
Asking Price £215,000



**Features:**

- Refurbished semi-detached house
- Three bedrooms
- Stylish and open plan living space
- Modern fitted kitchen
- Newly fitted shower room
- Front and rear gardens
- On-road parking
- EPC- C

**Description:**

A wonderful opportunity has arisen to purchase this fully refurbished, three-bedroom semi-detached house situated in the popular area of Great Barr, Birmingham. With a stylish and modern décor throughout, this property is ideal for first time buyers looking for the perfect family home with local amenities including shops, schools and transport links conveniently located nearby.

Located in a quiet cul-de-sac, upon approach to the property there is a low maintenance front garden with potential to be converted into a driveway for off road parking. There is also a pathway running down the side of the house leading to the rear gate for ease of access into the garden.

Moving inside, the property briefly comprises of a welcoming entrance hall with large storage cupboard; spacious and open plan downstairs living space with a stylish lounge/dining area and a modern fitted bathroom with integrated appliances including washing machine, oven, hob, microwave and fridge/freezer as well as a rear patio door leading into the garden; first floor landing; two double bedrooms with the master bedroom benefiting from built-in wardrobes; good sized single bedroom and a contemporary designed family shower room with walk-in shower cubicle. The rear garden is a very good size comprising of mostly lawn with a patio area ideal for outdoor furnishings. There is also a detached brick built shed for additional storage space. Various shops and restaurants are conveniently located within walking distance as well as a number of public transport links including bus routes and Hamstead Train Station providing regular services in and out of Birmingham City Centre. Several well-regarded schools and nurseries are also located nearby.



**Details:**

**Lounge/diner** 20'8" x 10'10" (6.3m x 3.3m)

**Kitchen** 10' x 8'7" (3.05m x 2.62m)

**Bedroom One** 11'9" x 10'7" (3.58m x 3.23m)

**Bedroom Two** 11'8" x 8'7" (3.56m x 2.62m)

**Bedroom Three** 9' x 7'4" (2.74m x 2.24m)

**Shower Room** 7'10" x 5'4" (2.4m x 1.63m)



**EPC Rating:** C

**Council Tax Band:** A (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](http://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?

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.

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