

AP MORGAN



Lower Beeches Road, Birmingham
Offers in the region of £230,000

Features:

- Two bedroom semi detached
- Remaining NHBC warranty
- Kitchen/diner
- Ensuite shower room
- Block paved driveway
- Rear garden
- Close to Frankley Beeches park
- EPC - B

Description:

Introducing this beautifully presented two-bedroom semi detached home featuring two bathrooms, a contemporary kitchen/diner with integrated appliances, and off-road parking, all conveniently situated in close proximity to the popular Frankley Beeches Park and with remaining NHBC warranty.

Inside, wide doors provide accessibility throughout the property. The layout comprises a lounge, downstairs WC, and understairs storage. The kitchen/diner includes integrated oven, hob, dishwasher, and fridge/freezer, with access to the rear garden. Upstairs, there are two generously sized bedrooms. The master bedroom boasts an ensuite shower room and integrated wardrobe, while the second bedroom offers a fitted store cupboard and floor-to-ceiling window. Completing the upstairs is a family bathroom.

Externally, the front of the property boasts a block-paved driveway with gated side access to the rear. The rear garden features a paved area ideal for outdoor seating and a lawn.

Located in close proximity to local shops, amenities, and schooling options for all levels, the property is 1.6 miles from Longbridge train station, for transport links into Birmingham city centre, as well as shops and restaurants at Longbridge shopping village. Additionally, residents can enjoy the nearby popular park and scenic views at Frankley Beeches.



Details:

Lounge 12'9" x 10'9" (3.89m x 3.28m)

WC 3'9" x 4'9" (1.14m x 1.45m)

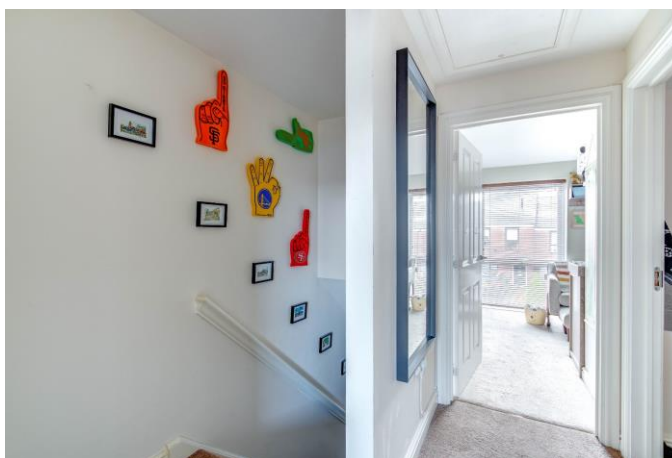
Kitchen/Diner 8'11" x 14'6" (2.72m x 4.42m)

Master Bedroom 8'7" x 14'6" (2.62m x 4.42m)

Ensuite Shower Room 2'10" x 6'11" (0.86m x 2.1m)

Bedroom Two 10'1" (max) x 14'4" (3.07m (max) x 4.37m)

Bathroom 6'3" x 7' (1.9m x 2.13m)



EPC Rating: B

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?

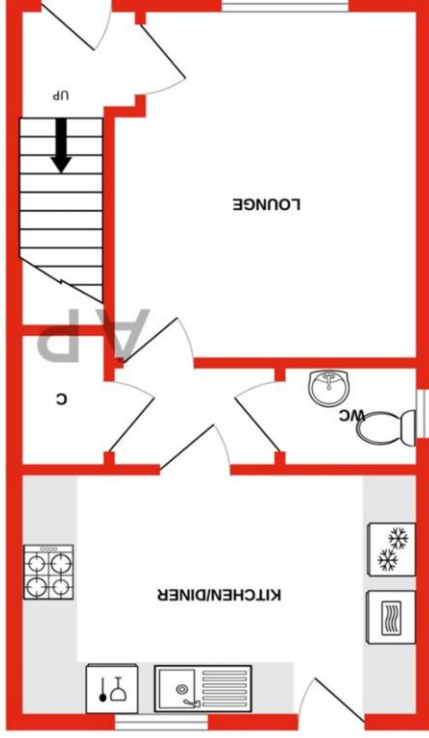
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

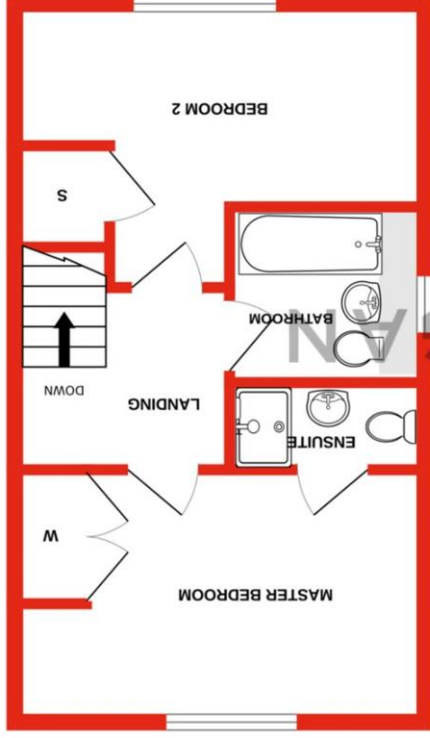
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 : 370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR : 370 sq.ft. (34.4 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, omission or mis-statement. This plan is for illustrative purposes only and should not 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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TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

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