

AP MORGAN



Rectory Road, Northfield, Birmingham
Asking Price £142,500

Features:

- Well-presented upper floor apartment
- Two bedrooms
- Spacious lounge/diner
- Modern fitted kitchen
- Stylish bathroom
- Resident parking and garage
- EPC- TBC

Description:

This well presented and stylish, two-bedroom upper floor apartment is situated in the popular area of Northfield, Birmingham. Ideal for young couples or those looking to downsize to a conveniently laid out property with amenities including shops, schools and parks all located nearby.

Situated in a private residential complex, there is both parking for permit holders only as well as an allocated single car garage for this property which is just a short walk away. Access to the building is via a secure entrance door which is always locked with visitors required to use a buzzer system to gain access.

The property itself briefly comprises of a welcoming entrance hallway with large storage cupboard; stylish lounge/diner with space for a small dining table and chairs; modern fitted kitchen with integrated appliances including fridge, freezer, oven, hob and washing machine; double bedroom with space for large wardrobes; single bedroom with built in wardrobe and finally a contemporary designed bathroom with P-shaped bath and mixer shower.

This property boasts an excellent location in Northfield, within proximity of Northfield train station. Nearby Northfield town centre features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road and rail to Birmingham city centre, the Queen Elizabeth Hospital, and the University of Birmingham. The property is in catchment for several well regarded primary and secondary schools, including St Laurence Primary and the outstanding rated secondary schools Kings Norton Girls and St Thomas Aquinas.

Lease length- TBC

Service charge- TBC

Ground rent- TBC



Details:

Lounge/Diner 15'2" x 11'5" (4.62m x 3.48m)

Kitchen 11'10" x 9'3" (3.6m x 2.82m)

Bedroom One 11'9" x 11'5" (3.58m x 3.48m)

Bedroom Two 11'5" x 6'3" (3.48m x 1.9m)

Bathroom 9'6" x 5'6" (2.9m x 1.68m)

Hallway



EPC Rating: To be confirmed

Council Tax Band: B (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

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.

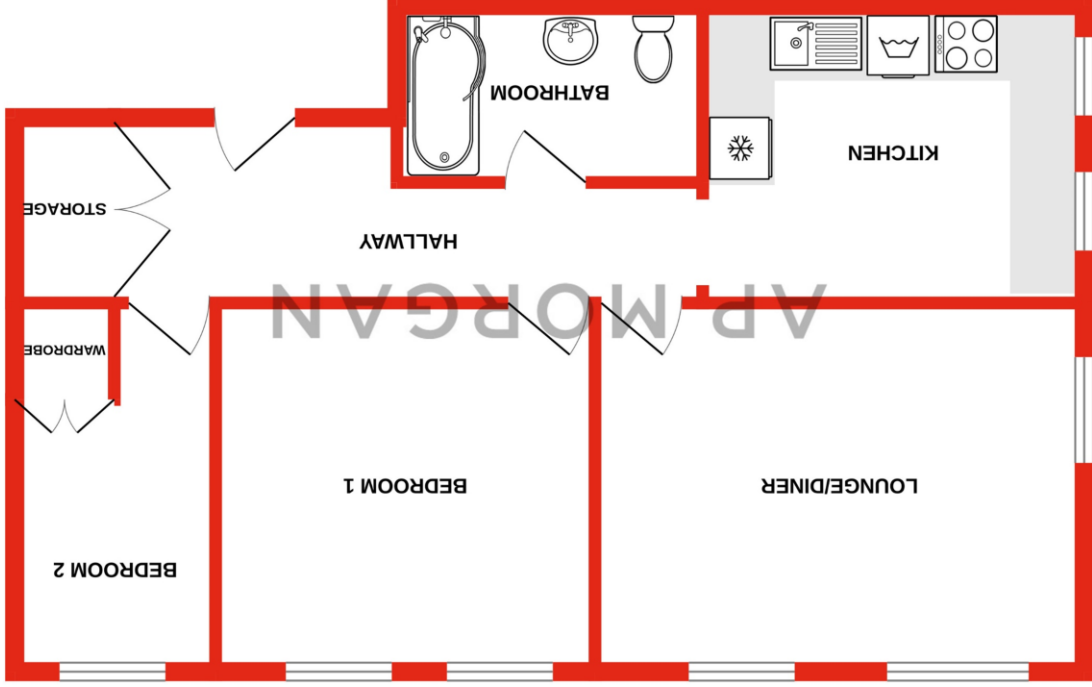
Need a solicitor?

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
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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 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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