

**AP MORGAN**



**Gregory Avenue, Weoley Castle, Birmingham**  
Asking Price £190,000



### Features:

- Ideal for first time buyers
- Three bedrooms
- Spacious lounge/diner
- Convenient sized kitchen
- Downstairs bathroom and en-suite W.C
- Front and rear gardens
- On street parking
- EPC- TBC

### Description:

This spacious three-bedroom semi-detached house is situated in the popular area of Weoley Castle, Birmingham. In need of modernisation throughout but with plenty of potential to become a lovely family home, this property is ideal for first time buyers looking for a project.

Upon approach to the property there is a good-sized front garden with several steps leading down to the entrance porch. There is also a side gate for ease of access into the rear garden. On street parking is available along the front of the property with potential for the front garden to be converted into a single car driveway.

Moving inside, the property briefly comprises of an entrance porch and hallway; spacious lounge/diner with understairs storage cupboard; convenient sized kitchen with space for freestanding appliances; downstairs bathroom with bath and electric shower; first floor landing with loft access; two double bedrooms with the master bedroom benefiting from an over stair's storage cupboard and an en-suite W.C; finally, a good-sized single bedroom.

The rear garden is a very good size comprising of a lawn with path leading down to a large shed, spacious patio which is perfect for outdoor furnishings and finally a feature fishpond.

The property benefits from proximity to nearby shops and amenities, with nearby Northfield and Selly Oak town centres providing plenty of 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:**

**Porch**

**Entrance Hall**

**Lounge/Diner** 13'9" x 13'9" (4.2m x 4.2m)

**Kitchen** 10'9" x 9'4" (3.28m x 2.84m)

**Landing**

**Bedroom One** 13'11" x 10'8" (4.24m x 3.25m)

**Bedroom Two** 12'8" x 9'6" (3.86m x 2.9m)

**Bedroom Three** 9'6" x 7'4" (2.9m x 2.24m)

**Bathroom** 6'3" x 5'9" (1.9m x 1.75m)

**En-suite** 4'8" x 4'2" (1.42m x 1.27m)

**EPC Rating:** To be confirmed

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

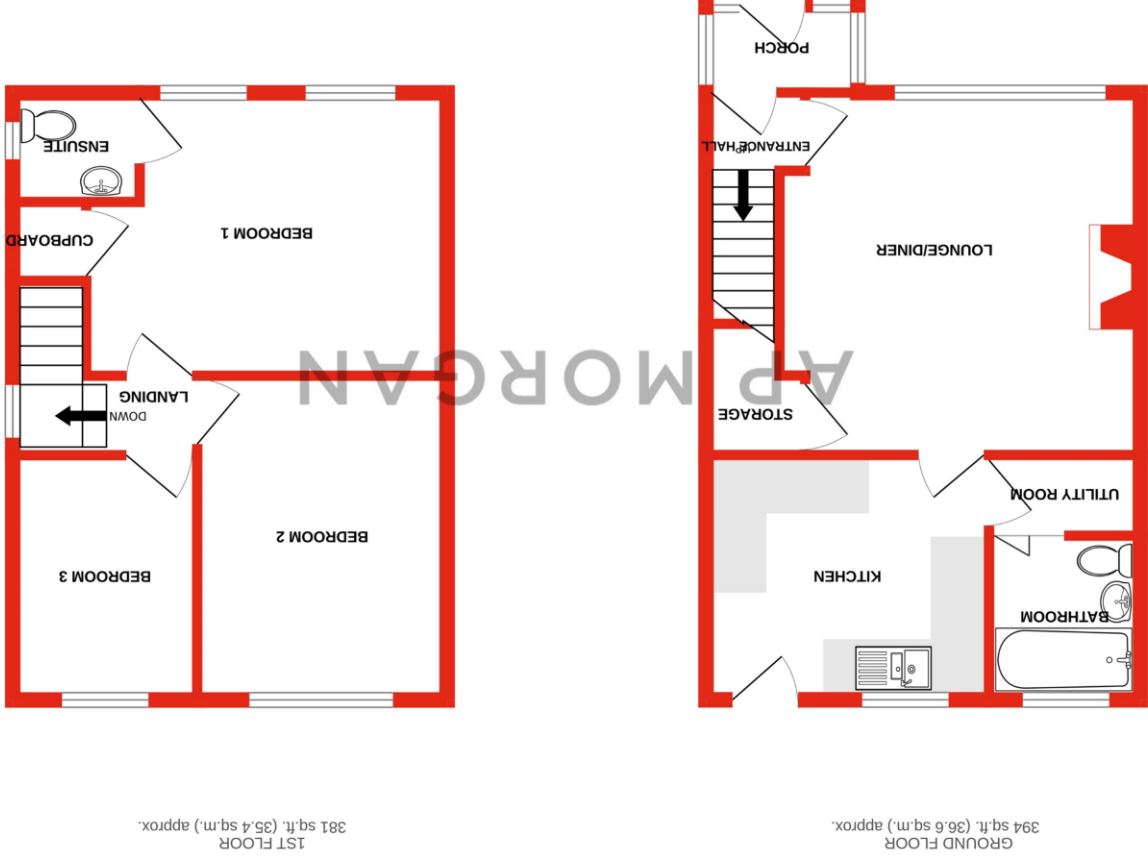
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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### 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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TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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