

**AP MORGAN**



**Cooper Avenue, Longbridge, Birmingham**  
Asking Price £250,000

### Features:

- Modern upper floor apartment
- Two double bedrooms
- Stylish living space
- Modern fitted kitchen
- Bathroom and En-suite shower room
- Sought after location
- Allocated parking space
- EPC- B

### Description:

This stylish and modern, two-bedroom upper floor apartment is in the popular and sought after area of Longbridge, Birmingham. A new build built on the site of the old Austin works, this property is perfectly positioned close to local amenities and is ideal for young couples.

Access to the building is via a security door which is always locked with a buzzer system in place for visitors. There is also a residential car park with one allocated parking space.

The property comprises of a welcoming entrance hallway with a large airing cupboard; stylish lounge/dining area with access to a balcony with great views of the surrounding area; modern kitchen with integrated appliances including fridge/freezer, washing machine/tumble dryer, dishwasher, oven and induction hob; two good sized double bedrooms with the master bedroom benefiting from a built-in wardrobe and an en-suite shower room; finally, a stylish bathroom with bath and overhead shower.

The property benefits from proximity to Longbridge town centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance.

Length of lease- 247 years

Ground rent- TBC

Service charge- TBC



**Details:**

**Entrance Hall**

**Living Room/Kitchen** 17'7" x 11'9" (5.36m x 3.58m)

**Balcony**

**Bedroom One** 14'11" x 10'10" (max) (4.55m x 3.3m (max))

**Bedroom Two** 11'7" x 9' (3.53m x 2.74m)

**Bathroom** 6'10" x 6'9" (2.08m x 2.06m)

**En-suite** 7'6" x 4'11" (2.29m x 1.5m)

**EPC Rating:** B

**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](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.

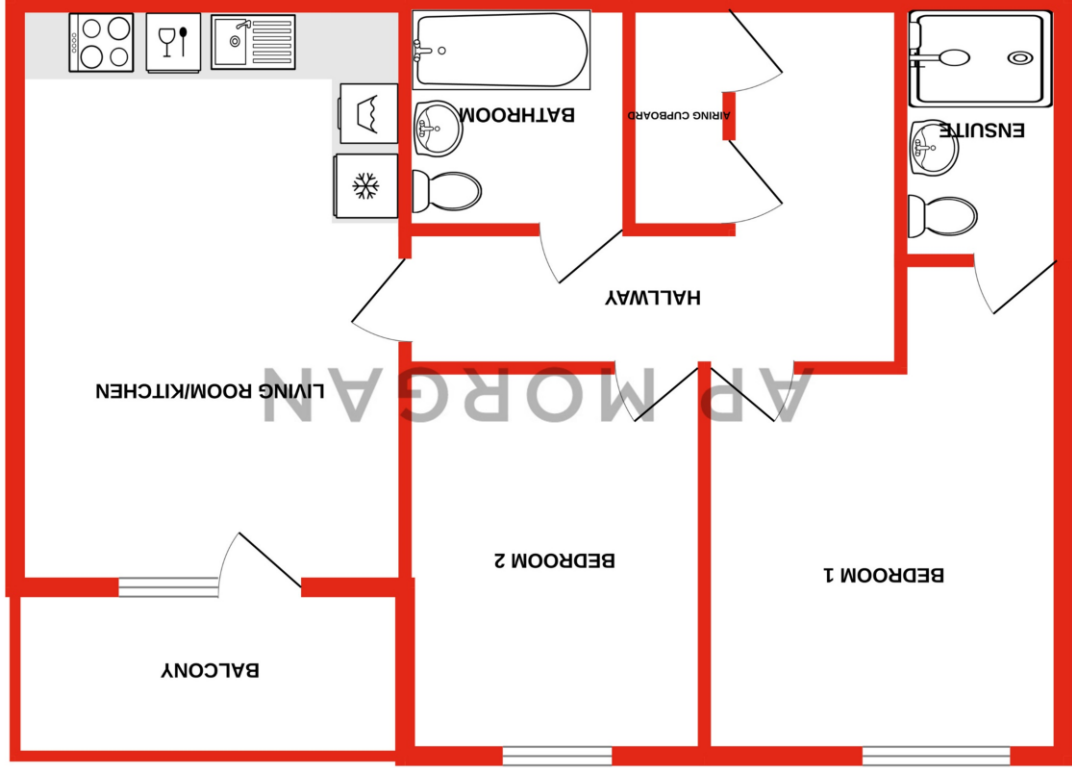
### Need a solicitor?

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.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 sq.m.) approx.

Whilst 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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