

AP MORGAN



Lysander Road, Rubery
Offers in the region of £175,000

Features:

- Ideal for first time buyers
- Three-bedroom end-terrace
- Spacious lounge
- kitchen/diner
- Family bathroom with separate WC
- Good sized garden
- Off road parking
- EPC-TBC

Description:

No onward chain!!

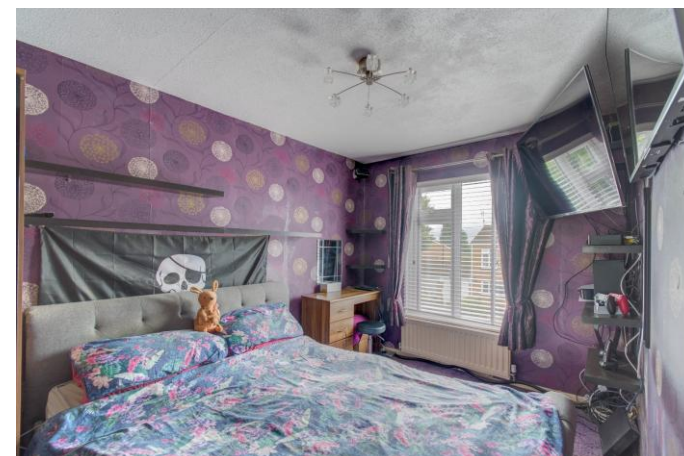
This three-bedroom end-terrace house is situated in the popular area of Rednal and is ideal for first time buyers looking for a family home with plenty of potential to make it their own whilst having amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is a driveway with off road parking at the side of the property for a further two vehicles.

Moving inside, the property briefly comprises of an entrance porch with storage cupboard; hallway with stairs leading up to the first floor and a storage cupboard; spacious lounge with rear door into a sheltered lobby for access into the garden and garden store; good size kitchen/diner with integrated oven and hob; first floor landing with airing cupboard; two double bedrooms; one single box room; finally, a family bathroom with separate WC.

The rear garden is a good size comprising of patio area perfect for outdoor furnishings and a raised lawn with path running along the side towards a rear gate for ease of access.

The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations also provide direct trains into Birmingham City Centre. 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 schools, secondary schools, and higher education institutions are also located nearby.



Details:

Porch

Hallway

Lounge 17'8" x 9'5" (5.38m x 2.87m)

Kitchen/diner 12'9" x 8'6" (3.89m x 2.6m)

Landing

Bedroom One 14'4" x 8'6" (4.37m x 2.6m)

Bedroom Two 11'6" x 8'10" (3.5m x 2.7m)

Bedroom Three 6'6" x 5'10" (1.98m x 1.78m)

Bathroom 5'10" x 5'6" (1.78m x 1.68m)

WC 8'6" x 2'7" (2.6m x 0.79m)



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 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?

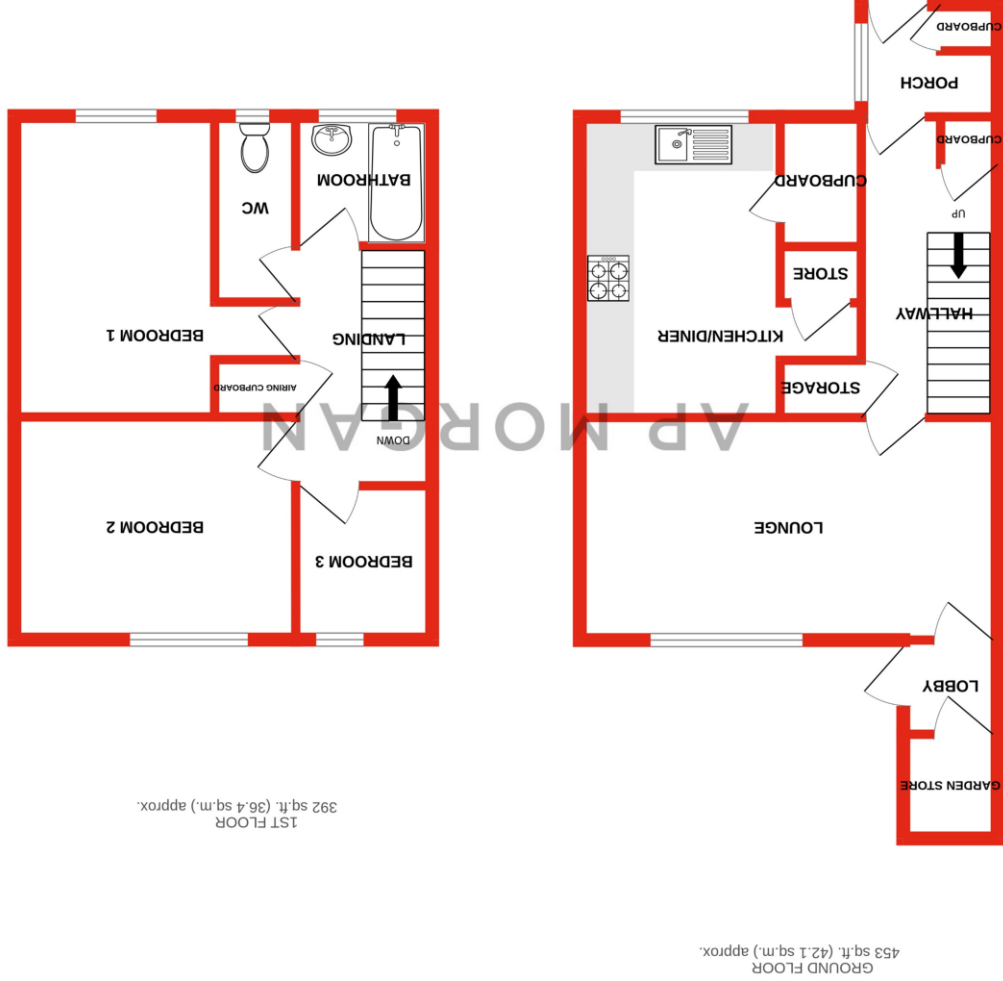
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any m checks and monitoring which might be required. This fee will n be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



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TOTAL FLOOR AREA : 846 sq. ft. (78.6 sq.m.) approx.

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