

**AP MORGAN**



**Westford Grove, Birmingham**  
Asking Price £170,000



**Features:**

- Three double bedrooms
- Newly fitted integral kitchen
- Spacious living room
- Large paved rear garden
- Recently fitted gas central heating and radiators.
- Close to amenities

**Description:**

This three-bedroom ground-floor maisonette briefly presents a spacious living room, comfortable kitchen, bathroom, WC.

Approaching the property, there is a grass-laid lawn and a path leading to the front door of the property.

Entering the maisonette you're met with a spacious hallway that gives space for freestanding furniture near the front door; this leads to the spacious living room which has a large window looking to the rear and plenty of space for a suite and access to the kitchen. The newly fitted kitchen has plenty of counter space and an integral sink. Built in oven, fridge/freezer, dishwasher, tumble dryer and a gas hob with space/plumbing for freestanding appliances as well as being illuminated by LED spotlights.

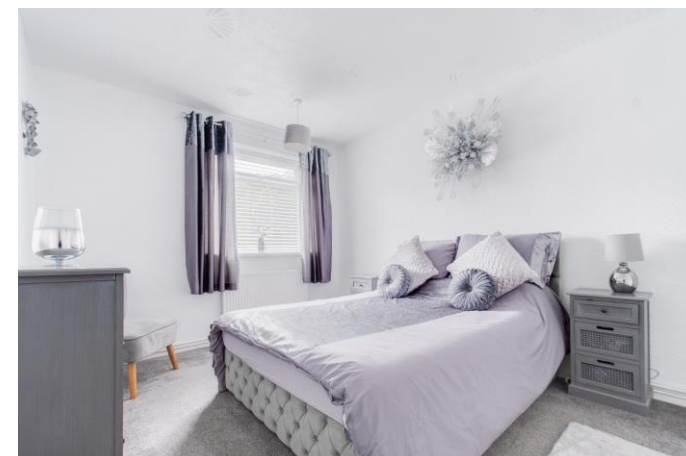
Bedroom one is a spacious double with plenty of room for furniture, bedroom two is also a comfortable double with a view to the front of the property, and bedroom three is a comfortable double. The shower room offers a shower, washbasin and there is a separate WC.

The rear garden is large paved offering space for patio furniture and access to a rear garage.

There is newly fitted gas central heating and radiators and a boiler which was been fitted within the last 3 years.

Situated roughly 1.7 miles from the Solihull town centre, offering an assortment of amenities including shopping, well-regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, M42 motorways are easily accessible.

Ground Rent £177 Per Annum



**Details:**

**Hallway** 19'2" x 10'2" (5.84m x 3.1m) Both Max

**Lounge** 11'2" x 14'9" (3.4m x 4.5m) Both Max

**Kitchen** 10'1" x 10'7" (3.07m x 3.23m) Both Max

**Shower Room** 5'5" x 4'6" (1.65m x 1.37m) Both Max

**WC** 5'3" x 2'4" (1.6m x 0.7m)

**Bedroom One** 10'2" x 13' (3.1m x 3.96m)

**Bedroom Two** 11'2" x 9'11" (3.4m x 3.02m)

**Bedroom Three** 8'6" x 9'3" (2.6m x 2.82m)

**EPC Rating:** To be confirmed

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

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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.

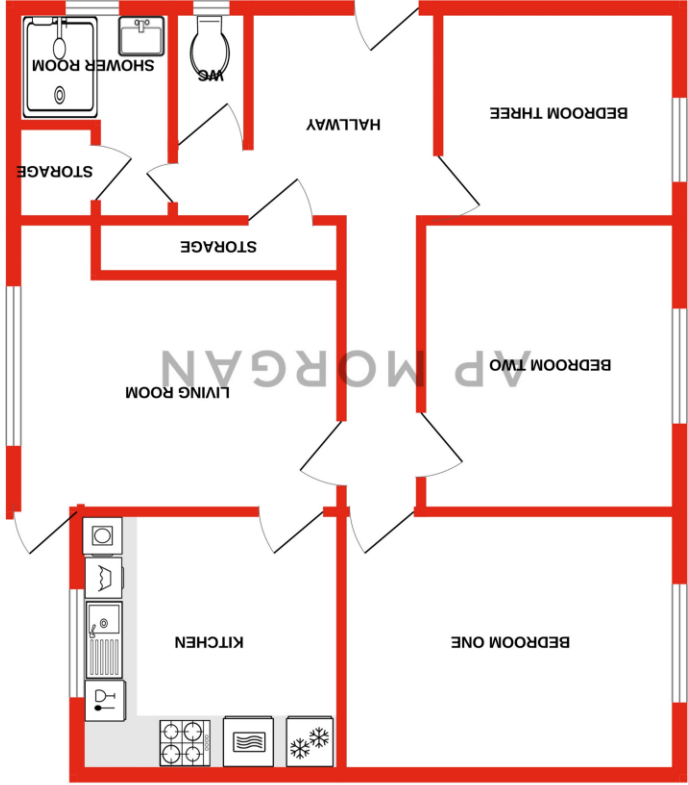
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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.  
Made with AutoCAD 2024

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