

AP MORGAN



Ambassador Avenue, Birmingham
Offers Over £385,000

Features:

- Four double bedrooms
- Spacious lounge
- Generous kitchen/diner
- Multiple en-suite shower rooms
- Family bathroom
- Ground floor WC
- Low maintenance rear garden
- Plenty of storage
- Off street parking
- Prime location for amenities

Description:

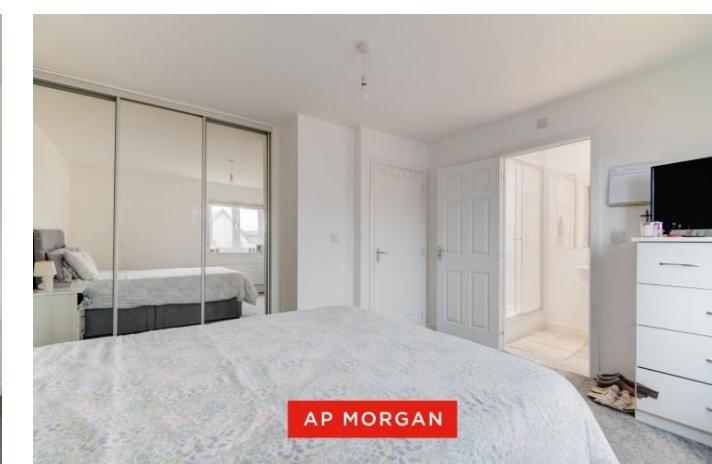
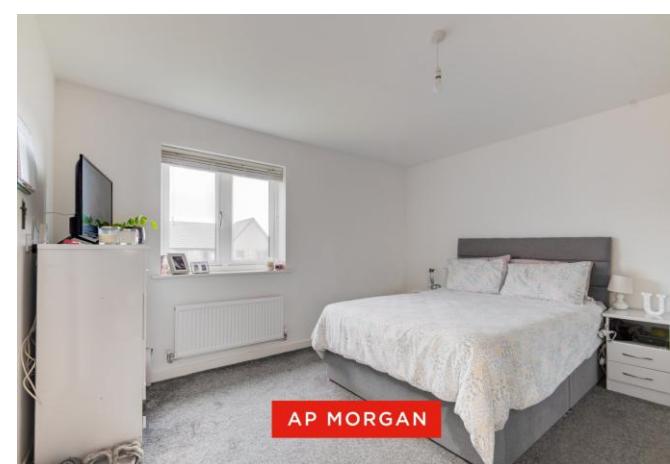
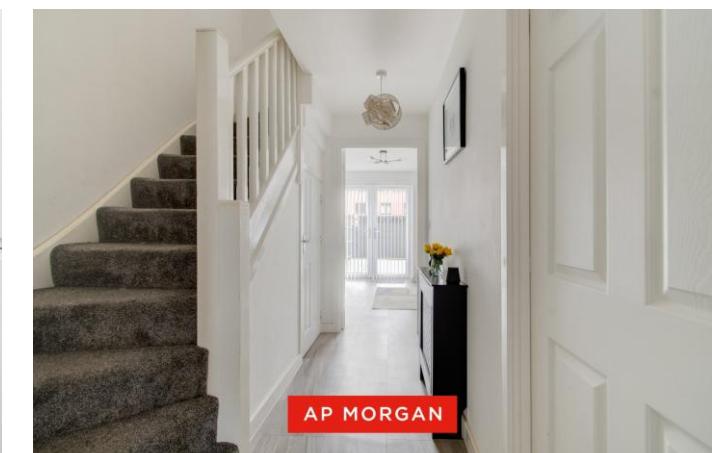
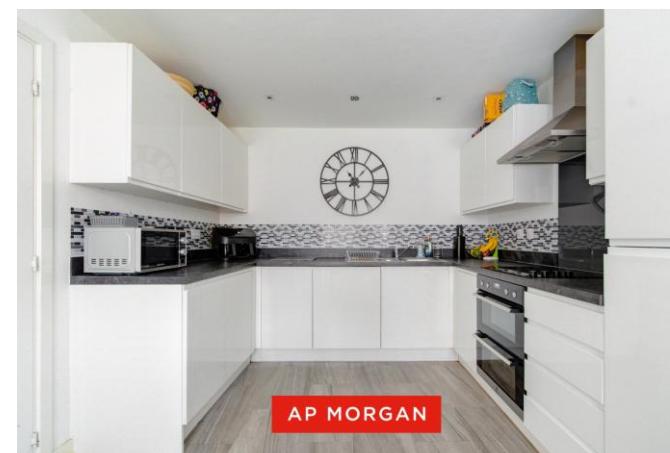
This beautifully presented, four-bedroom, semi-detached town house presents a spacious lounge, generous kitchen/diner, a ground floor WC, four double bedrooms, multiple en-suite shower rooms, a low maintenance rear garden, plenty of storage, off street parking and is situated in a prime location for amenities.

Approaching the property, there is a block paved drive allowing for off-street parking for multiple vehicles which is bordered by a hedge, wooden fencing and offers front access to the hall.

Entering the property, the front hall gives immediate access to stairs leading to the first-floor landing, the lounge and kitchen/diner. The lounge is spacious and hosts space for multiple suites and rear garden access through double French doors. The kitchen/diner is fitted and modern with ample counterspace and an integral electric oven, electric hob, dishwasher, sink with drain and space/plumbing for freestanding appliances. The ground floor is completed by a WC and understairs storage cupboard.

Ascending to the first floor, the landing presents Bedroom Three, a large double looking to the rear aspect, presenting an integral wardrobe and adjoining en-suite shower room fitted with a washbasin, WC and shower. Bedroom Four is also a large double looking to the front aspect, similarly, presenting an integral wardrobe. The family bathroom is modern and hosts a washbasin, WC and bath/shower.

Continuing to the second floor, the landing presents Bedroom One, a spacious double looking to the front aspect with an integral wardrobe. Bedroom Two is similarly, a spacious double looking to the rear, hosting an integral wardrobe and an adjoining en-suite shower room. The second floor is completed by an airing cupboard accessed from the landing.



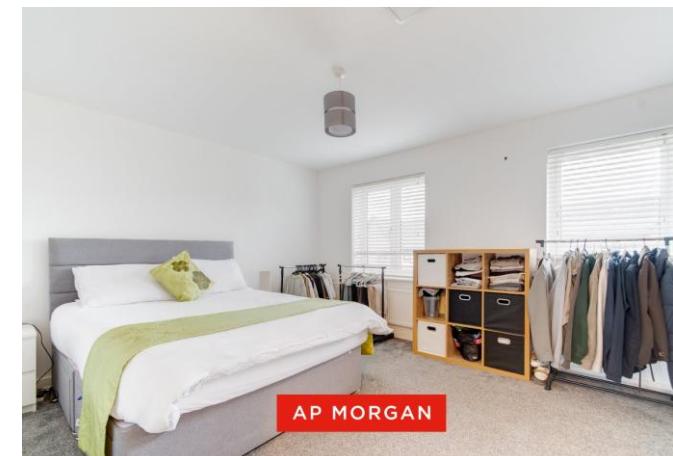
The garden opens to a stone effect, paved patio hosting plenty of space for outdoor furniture and external storage making it ideal for entertaining. This continues to a large grass laid lawn with ample room for planting and outdoor activities. The garden is completed by a shed, offering covered storage and a border of wooden slat fencing.

The property is perfectly situated for nearby amenities being a stone's throw away from the Longbridge retail park which offers a wide selection of shops, eateries, and facilities, whilst also offering great transport links via rail and motorway networks.

Details:

Hall

Lounge 11'4" x 16'7" (3.45m x 5.05m)

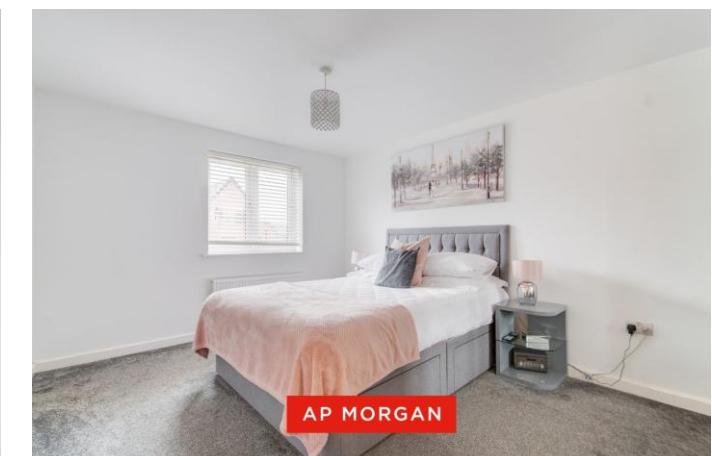


Kitchen/Diner 14'2" x 9'7" (4.32m x 2.92m) Both Max

Ground Floor WC 5'7" x 3' (1.7m x 0.91m)

Landing

Bedroom Three 13'7" x 9'10" (4.14m x 3m) Both Max



En-suite Shower Room 10'2" x 6' (3.1m x 1.83m)

Bedroom Four 11'10" x 9'10" (3.6m x 3m) Both Max

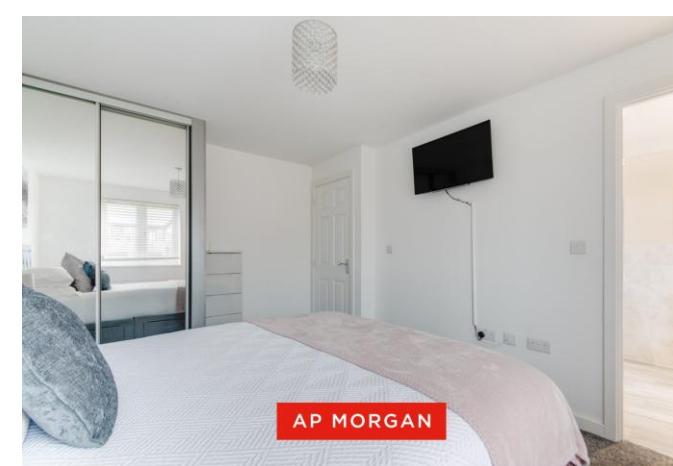
Bathroom 5'7" x 6'5" (1.7m x 1.96m)

Landing

Bedroom One 11'1" x 16'7" (3.38m x 5.05m) Both Max

Bedroom Two 14'2" x 12'4" (4.32m x 3.76m) Both Max

En-suite Shower Room 10'2" x 3'11" (3.1m x 1.2m)



EPC Rating: B

Council Tax Band: D (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 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?

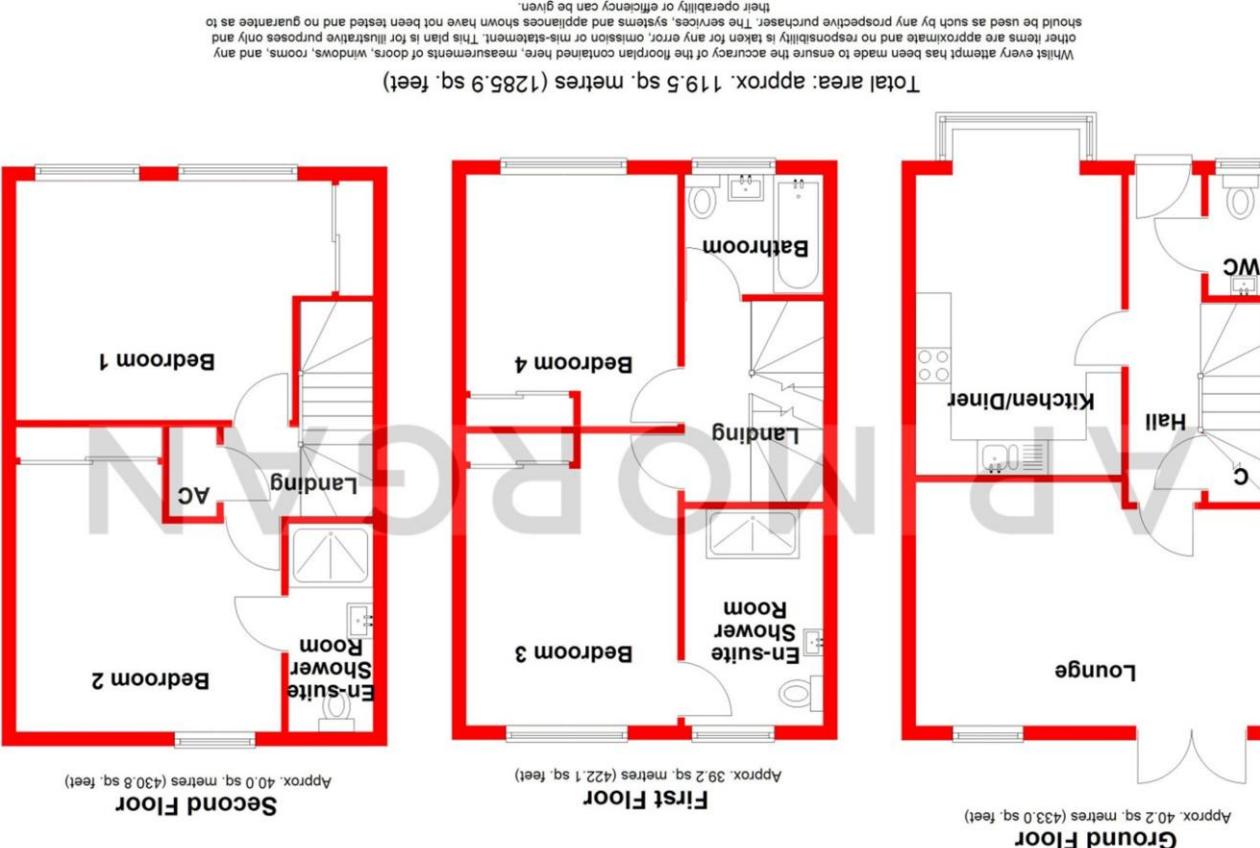
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation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

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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation with respect to these details. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these details, and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.