

AP MORGAN



Grayswood Road, Birmingham
Asking Price £180,000

Features:

- Two double bedrooms
- Generous lounge
- Spacious kitchen/diner
- Shower room
- Large conservatory
- Off-street parking
- Vast and verdant rear garden
- Well positioned for amenities

Description:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

This two bedroom end-terraced house presents a generous lounge, spacious kitchen/diner, a large conservatory, two double bedrooms, a shower room, plenty of storage, off street parking, a vast and verdant rear garden and prime positioning for amenities.

Approaching the property there is a brick paved, shared access drive with space for parking multiple cars. There is front access to the hall and rear access through a side gate. The drive is fronted by a brick wall and railings.

Entering the property to the hall, there is immediate access to the first-floor landing and the spacious lounge. The lounge provides ample space for multiple suites and a front facing bay window which aids to illuminate the room and gives panoramic views of the front drive. The generous kitchen/diner presents counterspace with an integral sink and space/plumbing for freestanding appliances. Alongside an understairs storage cupboard. The diner area gives space for a dining table and chairs with access to the conservatory accessed through the back door. The conservatory gives rear garden access through a door and additional room for freestanding furniture.



Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with an integral wardrobe and over-stairs storage cupboard. Bedroom Two is also a large double, looking to the rear. The shower room hosts a washbasin, WC and freestanding shower area.

The garden opens to a block-paved patio with space for outdoor furniture and continues to a paved path bordering the grass laid lawn which gives ample room for planting. Bordered by wooden panel fencing, the garden is vast and verdant allowing for plenty of outdoor activities.

The property is approximately 0.8 miles away from Longbridge retail park and a short drive to various schools, restaurants, shops and supermarkets. There is also easy access to Cofton Park and The Lickey Hills while also being close to various bus routes and Longbridge Train station. The M42 and M5 motorways are also easily accessed.

Details:

Hall

Lounge 10'9" x 12' (3.28m x 3.66m) Both Max

Kitchen/Diner 10'3" x 14'10" (3.12m x 4.52m) Both Max

Conservatory 12' x 14'10" (3.66m x 4.52m)

Landing

Bedroom One 11'3" x 12'1" (3.43m x 3.68m)

Bedroom Two 10' x 8'10" (3.05m x 2.7m)

Shower Room 7'8" x 6' (2.34m x 1.83m) Both Max

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.



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Property to sell?

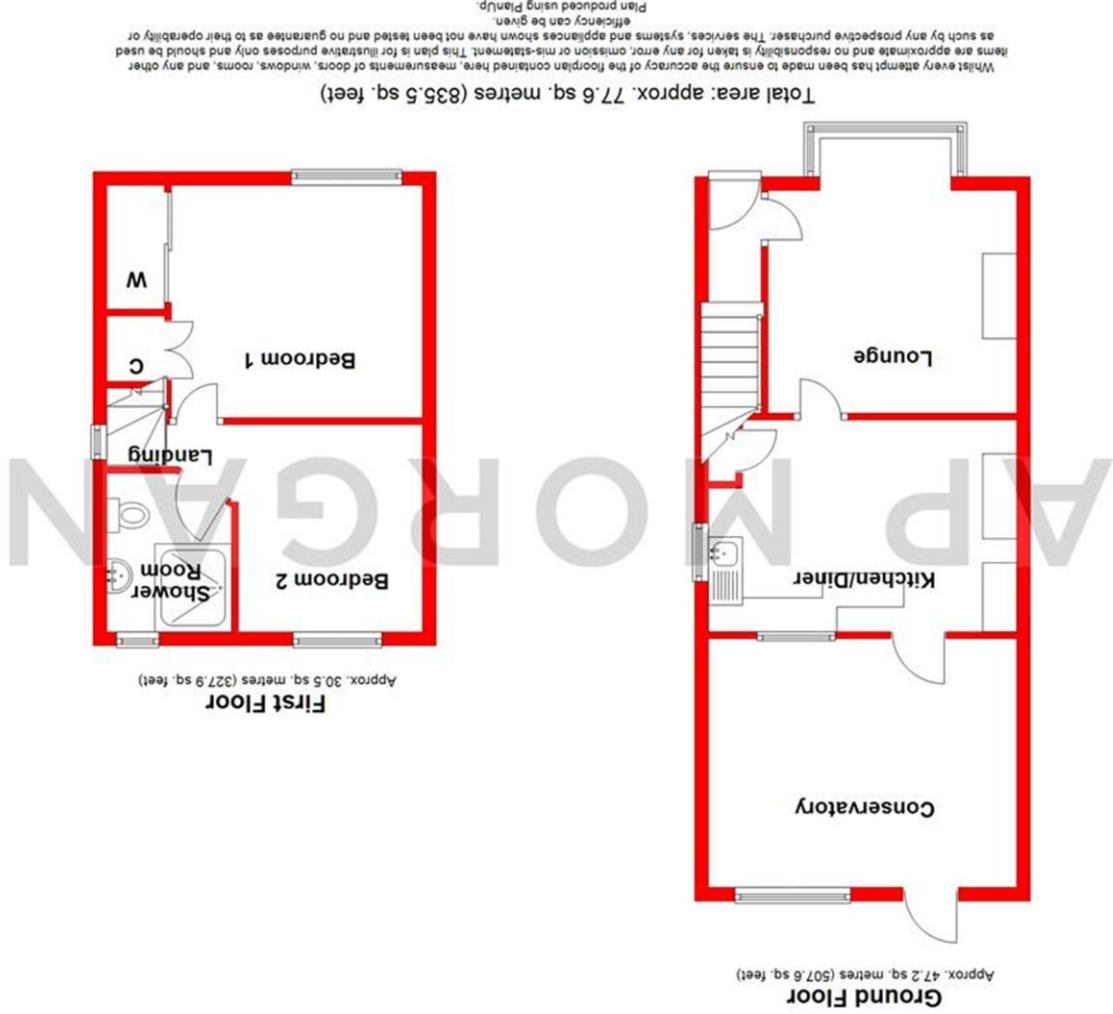
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