

**AP MORGAN**



**Ascot Way, Birmingham**  
Asking Price £220,000



**Features:**

- Two double bedrooms
- Open plan kitchen/living room
- Modern bathroom
- Allocated parking space
- Plenty of storage

**Description:**

This immaculately presented and stylish two-bedroom coach house is situated in a modern residential development in the popular area of Longbridge, Birmingham. The ideal starter home for young couples with an open plan living space and local amenities including shops, restaurants and schools all located nearby.

Upon approach to the property there is a small front garden with pathway leading up the front door. To the rear there is a single car parking space.

Moving inside, opening the front door leads into the entrance hallway with stairs leading up to the main living space of the property, briefly comprising of a spacious and open plan living room/kitchen with a stylish décor and space for a large dining table and chairs as well as the kitchen benefiting from integrated appliances including an oven and hob, the first floor landing with built in storage cupboard; two double bedrooms each with space for large wardrobes and a stylish bathroom with bath and mixer shower.

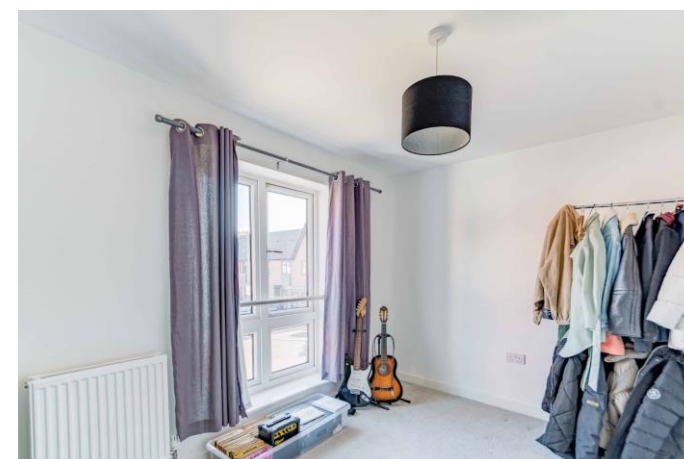
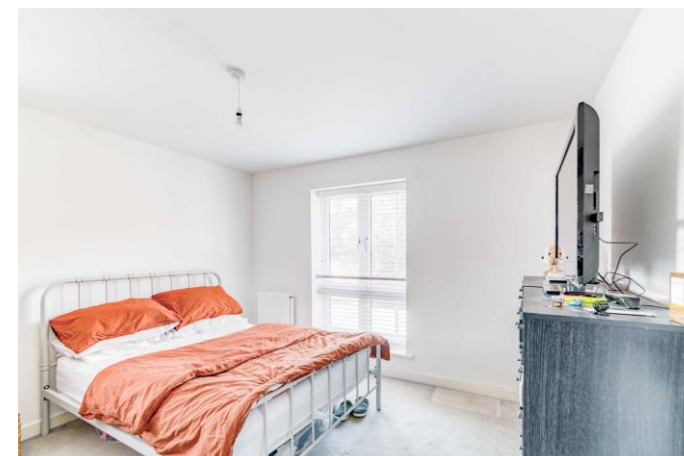
There is also a large built in storage cupboard accessed via the living room.

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. Several well-regarded primary and secondary schools are also located nearby.

994 years on the lease.

Service charge - £345.00 Annually

Ground Rent - £0



**Details:**

**Hall**

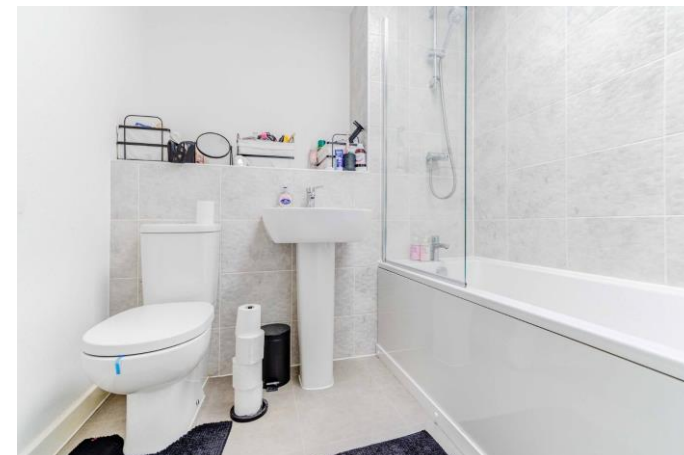
**Landing**

**Kitchen/Living Room** 19'9" x 16'3" (6.02m x 4.95m)

**Bedroom One** 11'2" x 11'6" (3.4m x 3.5m) Both Max

**Bedroom Two** 8'4" x 11'5" (2.54m x 3.48m) Both Max

**Bathroom** 6'10" x 6'8" (2.08m x 2.03m)



**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?

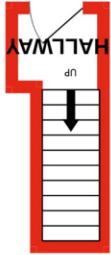
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

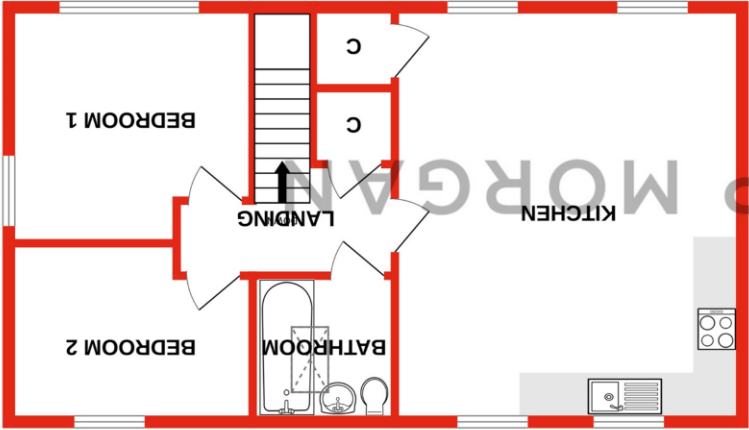
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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



FIRST FLOOR

While 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 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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