

AP MORGAN



Bristol Road South, Birmingham
Offers in excess of £240,000

Features:

- Two double and one single bedrooms
- Spacious lounge/diner
- Kitchen/diner
- Ground floor WC
- Shower room
- Versatile grass laid garden
- Off street parking

Description:

This well presented three-bedroom, semi-detached house presents a spacious lounge/diner, a generous kitchen/diner, ground floor WC, two double and one single bedrooms, a shower room, a versatile rear garden and off street parking.

Approaching the property, there is a paved drive giving space to park multiple vehicles while giving access to the front and rear access through a side gate.

Entering the property there is a porch immediately leading to a hall presenting the lounge/diner which is a spacious room with space for multiple suites, a dining table and chairs and freestanding furniture. The lounge also presents a bay window and open access to the kitchen/diner. The kitchen hosts ample counter space with an integral gas hob, electric oven and sink. There is also space for a dining table and chairs and access to the rear garden through French doors. The ground floor also has a WC.

Ascending to the first floor, the landing presents Bedroom one, a large double with a bay window looking to the front aspect and integral storage. Bedroom two is similarly a large double with integral storage. The shower room is modern and features a washbasin, WC and shower.

The rear garden opens to a paved patio area and continues to a grass laid lawn running along the outbuilding to an expanded area. This is versatile garden bordered by wooden panel fencing.



Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.

Details:

Porch

Hall

Lounge/Diner 27'10" x 10'10" (8.48m x 3.3m) Both Max

Kitchen/Diner 13'5" x 15'9" (4.1m x 4.8m) Both Max

WC 6'5" x 2'9" (1.96m x 0.84m)

Landing

Bedroom One 15'3" x 9'11" (4.65m x 3.02m) Both Max

Bedroom Two 13'2" x 10'1" (4.01m x 3.07m) Both Max

Bedroom Three 9'4" x 5'11" (2.84m x 1.8m)

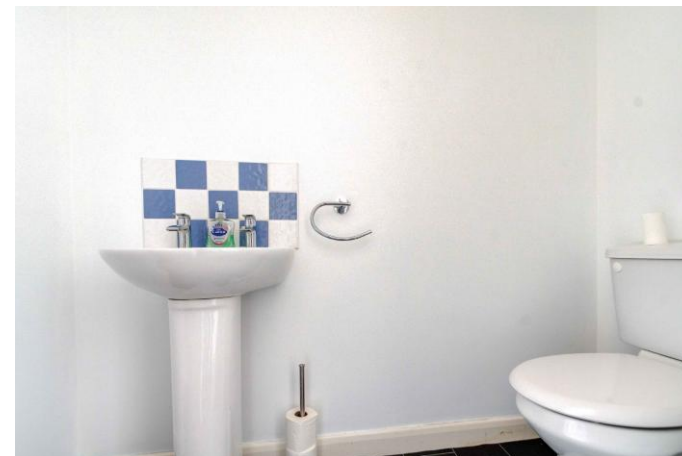
Shower Room 9'6" x 5'10" (2.9m x 1.78m)

EPC Rating: D

Council Tax Band: C (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

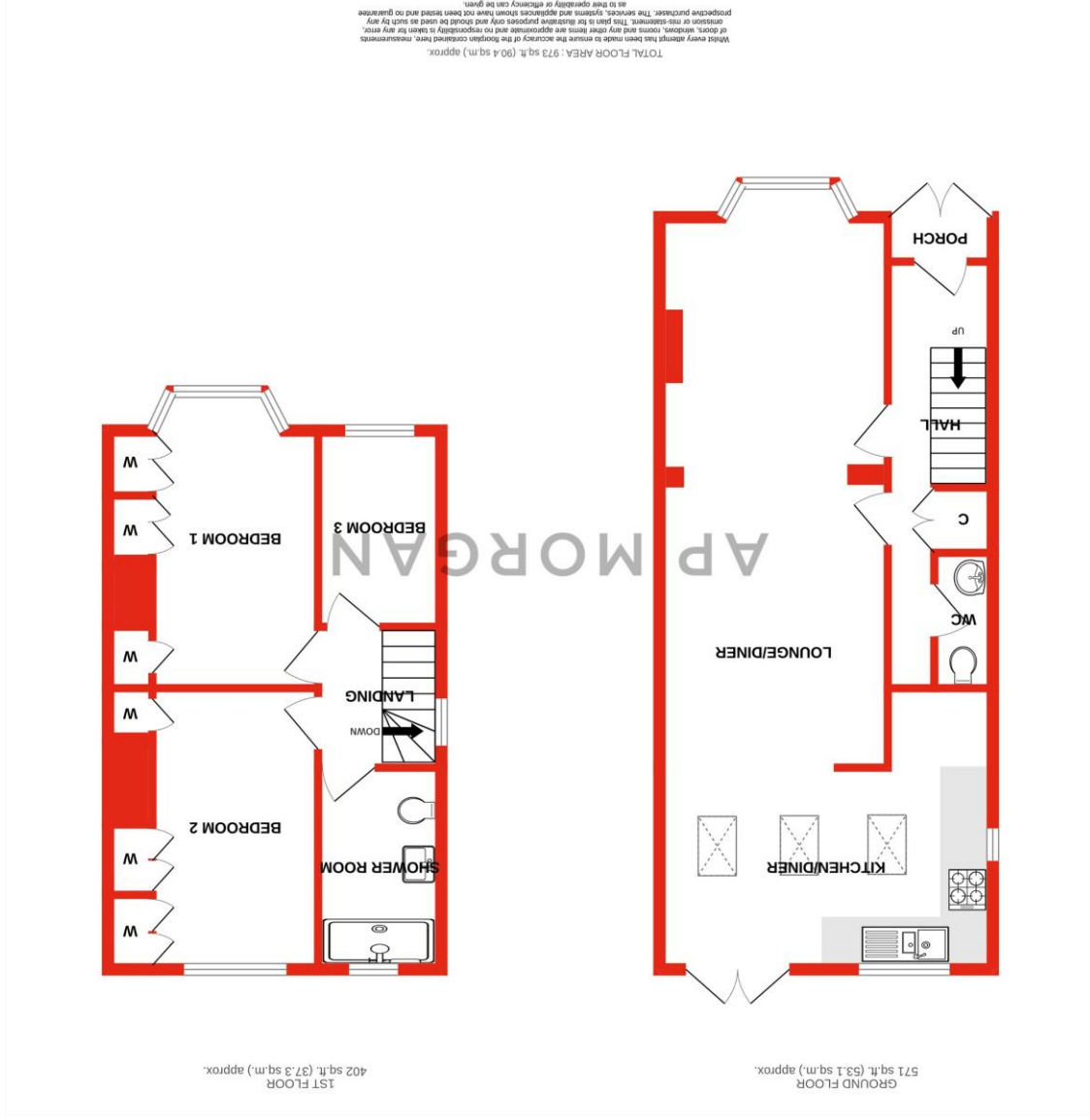
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 laundering checks on all those buying a property. We have partnered with a 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 mortgage checks and monitoring which might be required. This fee will be paid and the checks completed in advance of the issuing of 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 warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars 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.