

**AP MORGAN**



**Nearhill Road, Birmingham, West**  
Asking Price £130,000



**Features:**

- Well-presented ground floor apartment
- Gated off-road parking to rear
- Private low maintenance courtyard garden
- Bright and spacious open plan kitchen/living room
- Shower/Wet room
- Double bedroom with wardrobe store
- Separate utility store cupboard
- Convenient location for major road links
- Investment opportunity

**Description:**

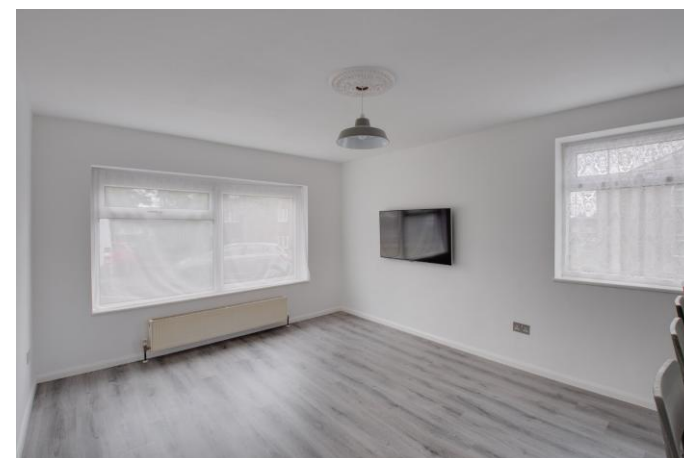
Occupying an excellent commuter location on the outskirts of Kings Norton North, this well-presented and refurbished ground floor apartment features a private courtyard garden and gated off-road vehicle parking to the rear.

The property offers an attractive investment opportunity, with a potential rental income estimated in the region of £800 to £850 per calendar month.

The property is accessed via an intercom system. Once inside, the bright and spacious interior briefly comprises an entrance hall with a useful storage cupboard, a double bedroom with fitted wardrobe storage, a modern shower/wet room, and a fantastic open-plan living/dining/kitchen area. This space enjoys triple-aspect windows and a refitted kitchen with a range of modern units, stainless steel work surfaces, an integrated oven, and a gas hob. Additional features include a cupboard housing the Worcester Bosch combi boiler and a door leading out to the low-maintenance rear garden, which is mainly paved and includes a vehicle access gate offering private off-road parking. There is also a brick-built shed with fitted lighting.

Furthermore, a separate and private utility store room—accessed from the communal hallway—provides plumbing for a washing machine.

Additional benefits include gas-fired central heating, double glazing, and a disabled parking bay to the front, making it ideal for those with reduced mobility.



We have been advised that there are approximately 90 years remaining on the lease, with an annual service charge of £317.56 and a peppercorn ground rent of approximately £5 per annum.

The property is situated in a popular residential area offering convenient access to a wide range of local amenities, including shops, parks, and well-regarded schools. Excellent transport links are available nearby, with easy access to Northfield and Longbridge train stations, major bus routes, and road connections to the A38 and M42—making it ideal for commuters. The area also benefits from proximity to Longbridge Retail Park and the scenic Lickey Hills Country Park, perfect for leisure and recreation.

**Details:**

**Entrance Hall**

**Open Plan Kitchen/Living Room** 6.83 x 3.35

**Shower/Wet Room** 1.68 x 2.21

**Bedroom** 4.06 x 3.20 Max

**Utility Store**

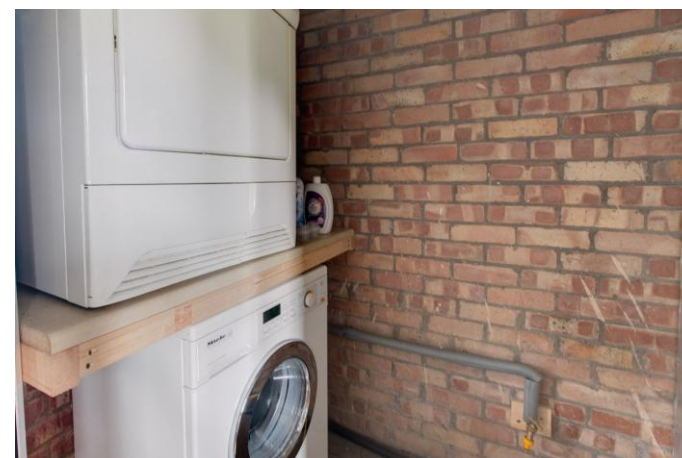
**Shed Store**

**EPC Rating:** D

**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 827 6827.





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Need a mortgage?

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Plan produced using PlanUp.

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