

AP MORGAN



Ripon Road, Birmingham
Offers in the region of £250,000

Features:

- Well Presented End Terrace Property
- Quiet location
- Spacious drive for 2 cars
- Three Bedrooms
- Master with En-Suite & towel radiator
- Double Glazing & Gas Central Heating throughout
- Conservatory
- Rear Garden laid to a patio and decking

Description:

Situated in a desirable location of Yardley Wood is this well presented, three bedroom end of terrace home. The property is approached via a good-sized drive, offering ample off-road parking.

Set behind a neatly maintained frontage, the property benefits from a private driveway suitable for two vehicles. Entry is gained through a porch that offers additional insulation and storage before stepping into the main residence.

Upon entering, you are greeted by a spacious living room that offers ample natural light and acts as the central hub of the home. Adjacent to the living area is a kitchen, complete with cabinetry and workspace, as well as integrated cooking appliances. To the rear of the kitchen lies a generously sized conservatory, ideal as a dining area or second lounge, providing a lovely view of the garden. The ground floor also benefits from a modern bathroom, fitted with a bathtub, overhead electric power shower, wash basin, WC and towel radiator. A handy understairs cupboard provides additional storage and plumbing for a washing machine and tumble dryer.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is situated at the front of the property and benefits from a private en-suite shower room, offering added convenience. Bedroom two is a comfortable double located at the rear, and bedroom three, a generous single, also overlooks the rear. It includes a built-in cupboard housing a recently fitted Worcester boiler.



Moving outside, the property enjoys a much-loved private rear garden. The vendors have advised it is south facing and includes 2 patio areas as well as a decking area. It is perfect for relaxing or entertaining. The garden benefits from 2 electric double sockets and an outside tap. At the side of the property is a double-sized shed with electrical points.

The property's front gate leads to the side of the property entering into the rear garden.

Well situated in a quiet and residential area, the property is within walking distance of local schools, convenient bus routes, and nearby amenities. Yardley Wood station is also easily accessible, offering connections to Birmingham city centre and beyond, making it ideal for commuters.

Details:

Living Room 16'2" x 13'5" (4.93m x 4.1m) Both Max

Kitchen 9'8"x9'2" (2.95mx2.8m)

Conservatory 11'4" x 8'10" (3.45m x 2.7m)

Bathroom

Bedroom 1 13'7" x 11' (4.14m x 3.35m) Both Max

Bedroom 2 12'9" x 9'4" (3.89m x 2.84m)

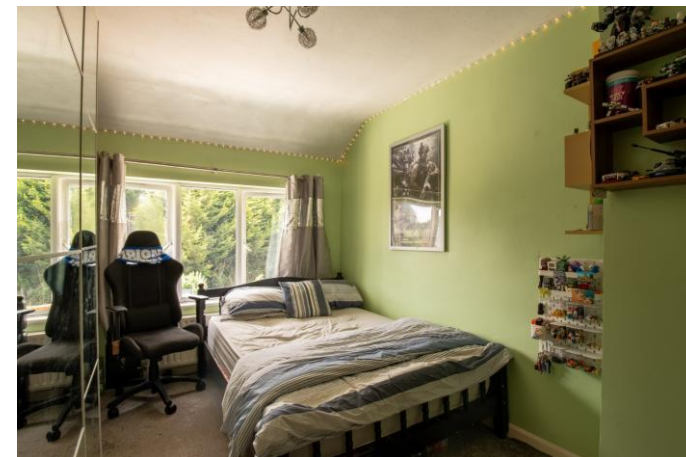
Bedroom 3 9'7" x 7'2" (2.92m x 2.18m) Both Max

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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 817 8585, 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 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.



Total area: approx. 951.7 sq. feet

Whilst 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. Plan produced using Planlup.

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.