



AP MORGAN

Culford Drive, Birmingham
Offers in the region of £190,000

Features:

- Excellent investment opportunity
- Two double bedrooms
- Spacious living room
- Fitted kitchen
- Family bathroom
- Large grass laid rear garden
- Off-street parking

Description:

This well presented, two-bedroom, terraced house presents an excellent investment opportunity joining the market with a tenant-in-situ. Presenting a spacious living room, fitted kitchen, two double bedrooms, a family bathroom, a grass laid rear garden and off-street parking.

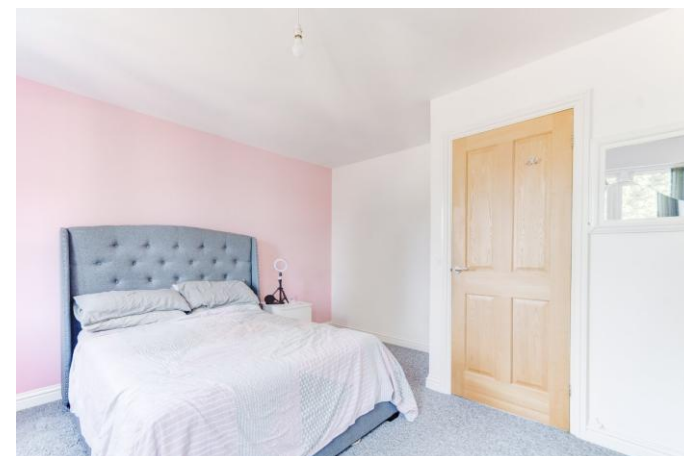
Approaching the property there is a brick paved drive giving space for parking multiple vehicles.

Entering the property, the hall leads to the living room, this is a spacious room allowing for multiple suites and other freestanding furniture alongside access to the rear garden through French doors. The kitchen is fitted and presents plenty of counter space alongside an integral gas hob, electric oven and sink with additional space/plumbing for appliances. The ground floor is completed by a WC.

Ascending to the landing, the first floor presents Bedroom One, a large double looking to the rear aspect. Bedroom Two is also a large double looking to the front and the family bathroom is generous presenting a washbasin, WC and bath/shower. The first floor is completed by a cupboard.

The rear garden opens to a paved patio area, which gives space for outdoor furniture, this continues to a grass laid lawn allowing plenty of space for outdoor activities. The garden is bordered by wooden panel fencing.

Situated roughly 3.4 miles from Northfield, this house is positioned a short drive to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.



Details:

Hall

Living Room 17' x 13'8" (5.18m x 4.17m) Both Max

Kitchen 11'1" x 6'9" (3.38m x 2.06m) Both Max

WC 6'10" x 3'3" (2.08m x 1m)

Landing

Bedroom One 11'3" x 13'8" (3.43m x 4.17m) Both Max

Bedroom Two 8'9" x 13'8" (2.67m x 4.17m) Both Max

Bathroom 7'6" x 6'8" (2.29m x 2.03m)



EPC Rating: C

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 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?

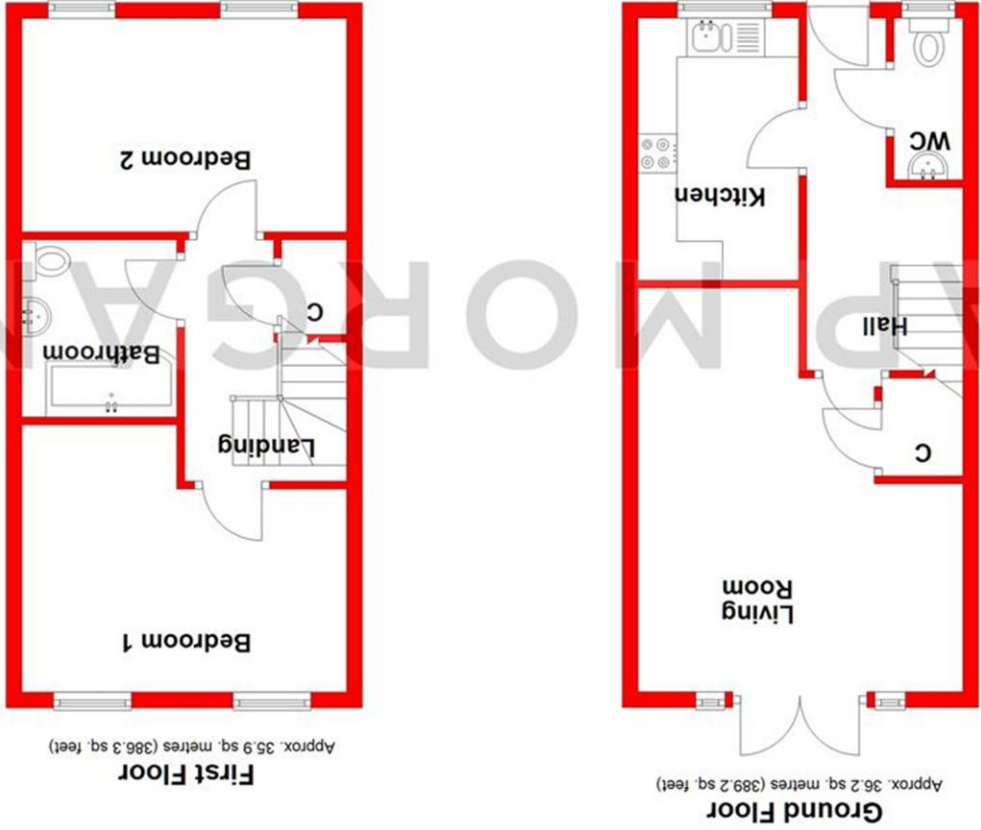
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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. 72.0 sq. metres (775.5 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 PlanUp.

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