



AP MORGAN

Callowbrook Lane, Rubery
Asking Price £135,000

Features:

- Two double bedrooms
- Spacious lounge/kitchen
- Bathroom
- Allocated private parking
- Plenty of storage

Description:

This two-bedroom, first floor flat presents a spacious lounge/kitchen, two double bedrooms, a modern bathroom and private & allocated parking.

Approaching the property, there is a private car park with allocated bays for residents alongside visitor bays, access is gained through a security door.

Entering the flat, there is a hall which gives immediate access to storage cupboards. This leads to the spacious lounge/kitchen, which hosts room for multiple suites and other freestanding furniture. The kitchen presents ample counter space, an integral electric oven/hob and sink alongside space/plumbing for freestanding appliances. Bedroom One is a large double looking to the front aspect while presenting an integral storage cupboard. Bedroom Two is also a large double looking to the rear aspect and the bathroom is modern presenting a washbasin, WC and bath.

Situated roughly 2.2 miles from Longbridge, this flat 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

Lounge/Kitchen 11'6" x 22'1" (3.5m x 6.73m) Both Max

Bedroom One 12' x 8'9" (3.66m x 2.67m) Both Max

Bedroom Two 7'11" x 12'7" (2.41m x 3.84m) Both Max

Bathroom 5'9" x 9'4" (1.75m x 2.84m) Both Max



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.

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?

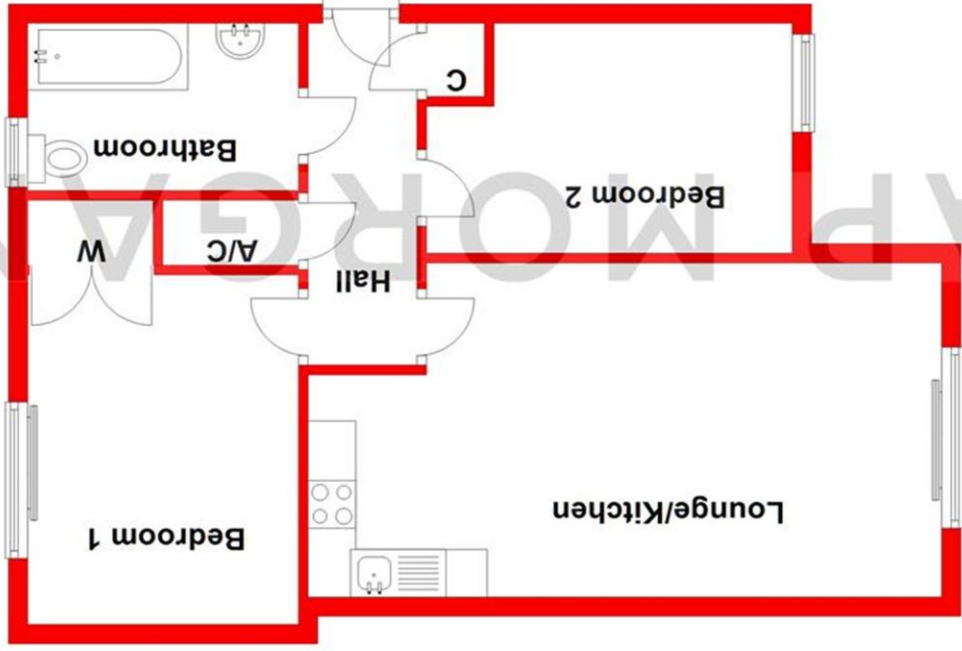
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 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.

First Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



Total area: approx. 54.0 sq. metres (581.4 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 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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