



AP MORGAN

**Ascot Way, Birmingham,**  
Offers in the region of £220,000



**Features:**

- Modern first floor apartment
- Two good sized bedrooms
- Stylish Open Plan Living
- Modern kitchen with Fitted Appliances
- Bathroom and En-suite
- Two Allocated parking spaces
- Sought after location
- EPC- B

**Description:**

Situated in a sought-after location is this well-presented two-bedroom upper floor apartment.

The property is approached via allocated parking, offering convenient access for residents and visitors alike.

Once inside, the welcoming interior briefly comprises: a central hallway that leads to a spacious open plan living area, complete with a modern fitted kitchen, ideal for both relaxing and entertaining.

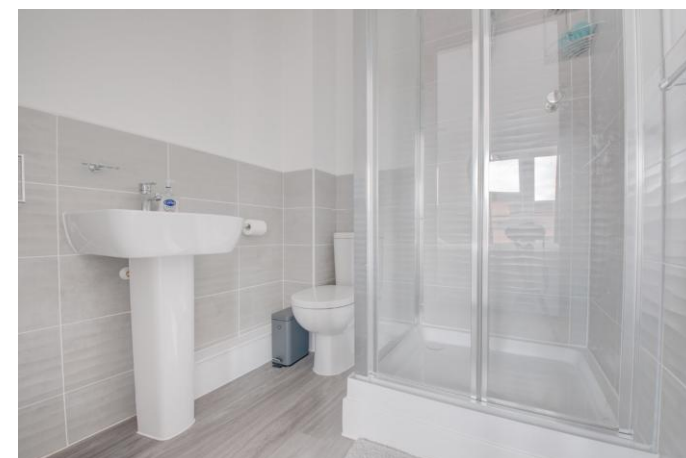
The apartment features two bedrooms, including a generous main bedroom with an en-suite shower room for added privacy and convenience. A second double bedroom offers flexibility for guests, children, or a home office, while the main bathroom is stylish and functional.

A useful storage cupboard is located off the hallway, helping to keep the living space clutter-free.

With a total floor area of approximately 62.1 sq. metres (668.7 sq. feet), this light and airy apartment offers low-maintenance living in a well-connected area, perfect for first-time buyers, investors, or those looking to downsize.

Ideally positioned for commuters, it also benefits from excellent transport links to the M42 and M40 motorway networks, and is close to a range of local amenities, shopping centres, and eateries.

Viewing is highly recommended to appreciate the space and location on offer.



**Details:**

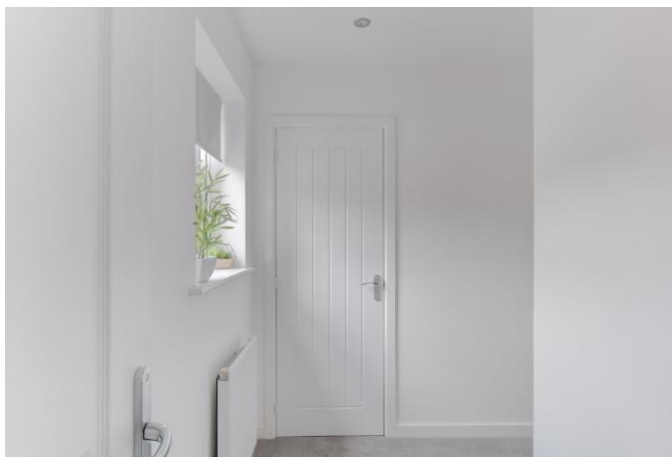
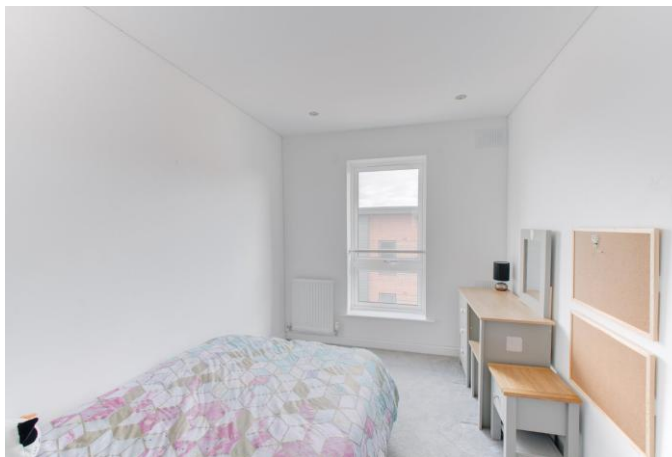
**Open Plan Living** 22'8" x 10'4" (6.9m x 3.15m)

**Main Bedroom** 11' x 10'10" (3.35m x 3.3m) Both Max

**En-Suite**

**Bedroom 2** 11' x 7'9" (3.35m x 2.36m)

**Bathroom** 9'4" x 6'2" (2.84m x 1.88m) Both Max



**EPC Rating:** B

**Council Tax Band:** B (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](http://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.

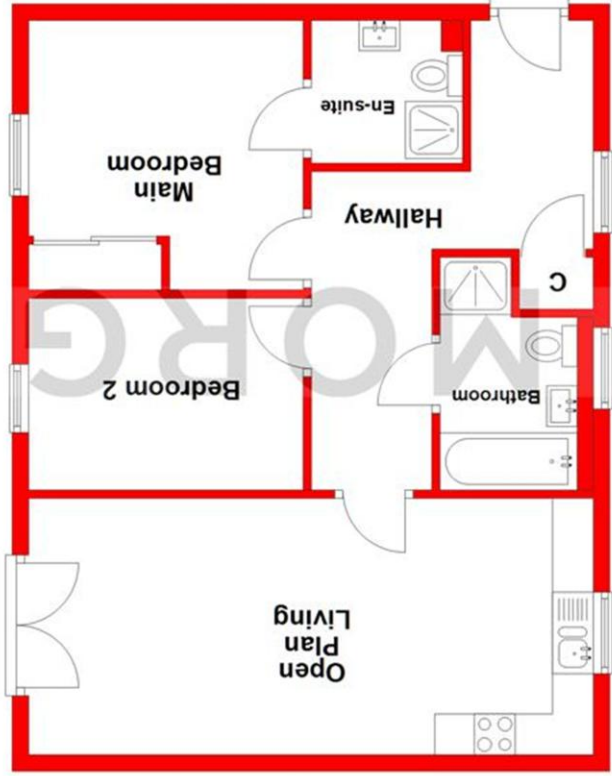
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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.

Ground Floor  
Approx. 62.1 sq. metres (668.7 sq. feet)



Total area: approx. 62.1 sq. metres (668.7 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.

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