

AP MORGAN



Willow Croft, Birmingham
Offers in excess of £190,000

Features:

- Two double bedrooms
- Spacious lounge/diner
- Comfortably sized kitchen
- Family bathroom
- Ensuite shower room
- Plenty of storage
- Communal rear garden

Description:

This first floor two-bedroom flat presents a spacious lounge/diner, family bathroom, ensuite shower room, allocated parking, communal rear garden and plenty of storage.

Approaching the property, there is a paved path leading to the front security door and resident parking spaces at the front of the block.

Entering the flat, there is a hall allowing for the removal of outdoor footwear. Leading to the lounge/diner this is a spacious room which hosts integral storage and space for multiple suites alongside a dining table and chairs. The kitchen is accessed from the lounge presenting plenty of counterspace and an integral electric oven, gas hob, dishwasher, fridge, freezer and sink with additional space/plumbing for freestanding appliances. Bedroom One is a large double accessed from the main hall, this looks to the front aspect and hosts an ensuite shower room presenting a washbasin, WC and shower. Bedroom Two is also a large double looking to the side aspect. The family bathroom is large presenting a washbasin, WC and bath.

There is a communal garden opening to a paved path continuing to a grass laid lawn. This garden is bordered by wooden panel fencing.

Situated in Birmingham, this flat is close to several amenities such as restaurants, shops, supermarkets and schooling, alongside several public transport links and easy access to the M42 and M5 motorways.



Details:

Hall

Lounge/Diner 16'1" x 17'7" (4.9m x 5.36m) Both Max

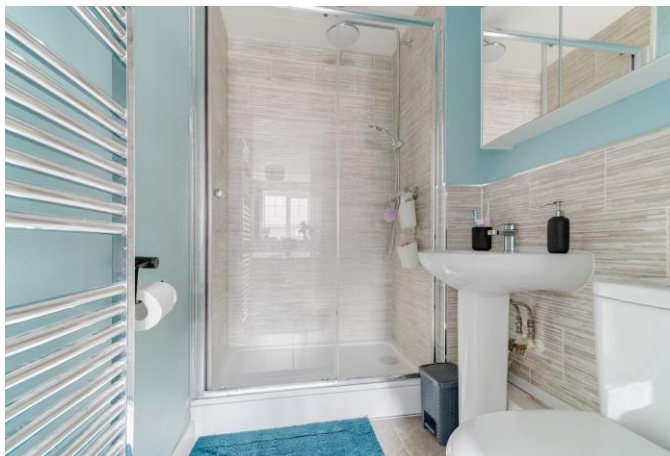
Kitchen 8'8" x 7'2" (2.64m x 2.18m)

Bedroom One 8'10" x 15'4" (2.7m x 4.67m) Both Max

Bedroom Two 10'2" x 8'11" (3.1m x 2.72m) Both Max

Bathroom 6'7" x 6'5" (2m x 1.96m)

En-suite Shower Room 4'6" x 6'6" (1.37m x 1.98m)



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

Property to sell?

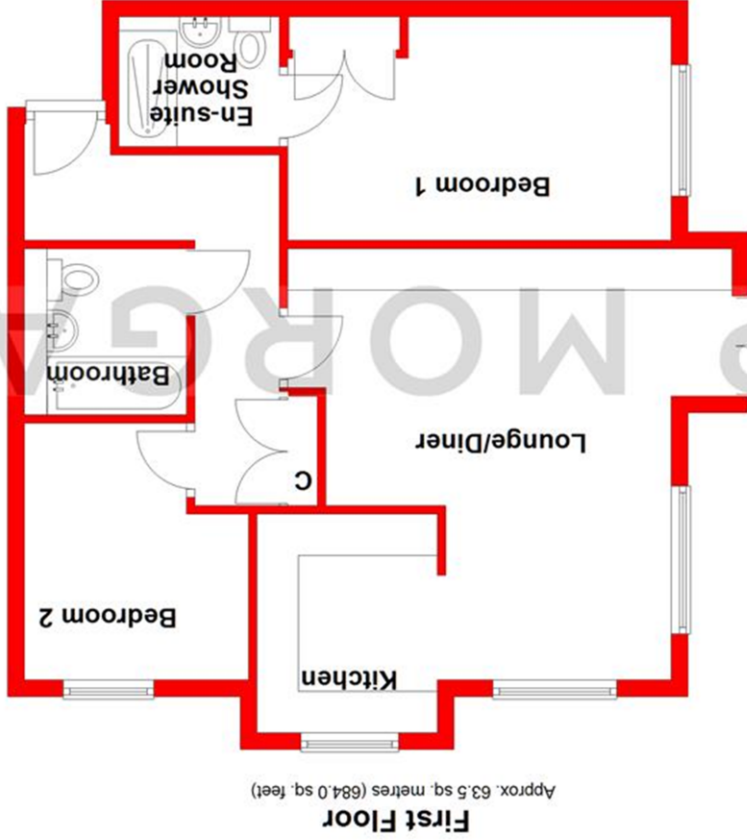
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 63.5 sq. metres (684.0 sq. feet)

Total area: approx. 63.5 sq. metres (684.0 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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