

AP MORGAN



Park Way, Rubery

Offers in excess of £160,000

Features:

- Two double bedrooms
- Generous lounge
- Large, fitted kitchen
- Modern bathroom
- Allocated parking
- Ground floor flat

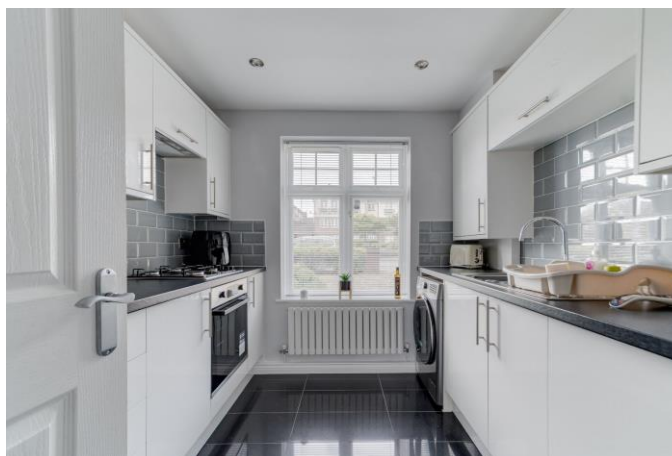
Description:

This two-bedroom, ground floor flat presents a generous lounge, large, fitted kitchen, modern bathroom and an allocated parking space.

Approaching the property, there is a security door giving access to main hall and stairwell. Approaching from the rear carpark there is an additional security door and allocated parking space.

Entering the flat there is an initial enclosed corridor giving space for removing outdoor clothing/footwear before entering the main hall. Off the main hall is the generous lounge, which presents space for multiple suites and a front facing bay window giving panoramic views of the well-maintained front lawn and hedging. The kitchen is fitted with ample counter space and an integral electric oven, gas hob and sink with additional room/plumbing for freestanding appliances. Bedroom One is a large double looking to the rear aspect with space for freestanding furniture, Bedroom Two is also a double currently being used as an office/storage room which also looks to the rear. The bathroom is modern and presents a washbasin/WC and bath/shower. The flat is completed by a storage cupboard.

Situated approximately 1.7 miles from Longbridge Retail Park, this flat is well positioned for amenities including Birmingham great park, local schooling, shops, supermarkets and easy access to public transport links and the M42 and M5 motorways.



Details:

Hall

Lounge 18'3" x 11'8" (5.56m x 3.56m) Both Max

Kitchen 8'5" x 8'11" (2.57m x 2.72m) Both Max

Bedroom One 10'1" x 13'1" (3.07m x 4m)

Bedroom Two 8'7" x 8'11" (2.62m x 2.72m) Both Max

Bathroom 4'6" x 7'10" (1.37m x 2.4m)



EPC Rating: C

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?

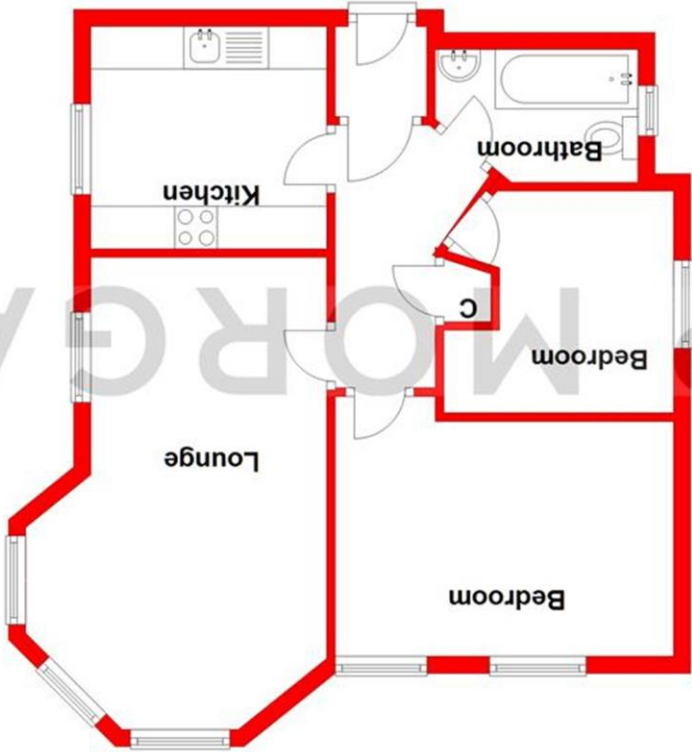
Need a mortgage?
We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. 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?
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Identity Checks
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First Floor
Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 52.3 sq. metres (562.8 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 misstatement. 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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