

**AP MORGAN**



**Macniece Close, Birmingham, West**  
Offers in the region of £210,000



### Features:

- One double & one single bedrooms
- Spacious lounge/kitchen/diner
- En-suite shower room
- Bathroom
- Grass laid communal courtyard
- Allocated parking bay
- Prime location for amenities

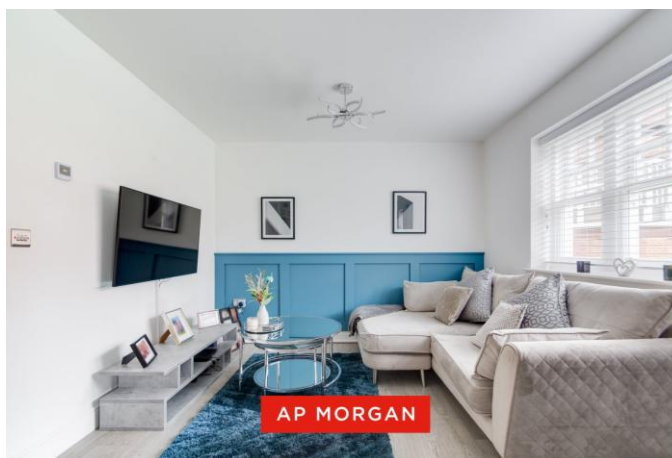
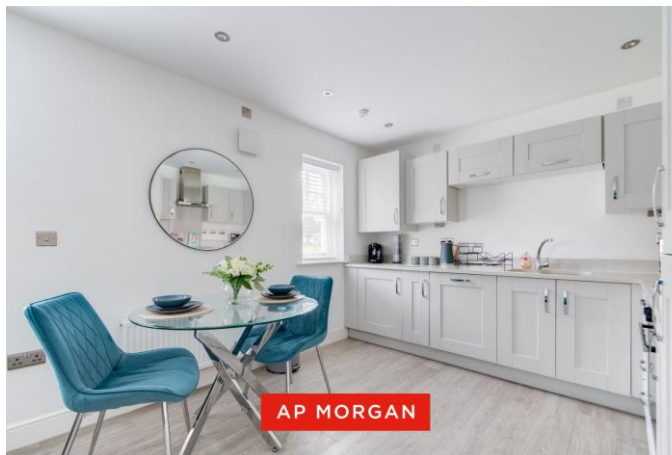
### Description:

**\*No Onward Chain\* \*Can be sold as fully furnished\*** This beautifully presented, two bedroom, ground floor flat situated in Selly Oak presents a spacious lounge/kitchen/diner, contemporary bathroom, one double and one single bedrooms, an en-suite shower room, integral storage cupboards, allocated parking, tablet controlled intercom, per room smart heating, grass laid communal area and is in a prime location for amenities.

Approaching the property there are allocated parking bays for parking a single vehicle and a security door giving building access through an intercom.

Entering the flat, there is room for removing outdoor footwear and jackets with the hall ultimately leading to the lounge/kitchen/diner. The spacious lounge/kitchen/diner allows for multiple suites and freestanding furniture, with additional space for a dining table and chairs. The kitchen is modern and hosts integral appliances including an electric oven, induction hob, dishwasher, washing machine, fridge, freezer and sink. Bedroom One is a large double looking to the front; presenting space for freestanding furniture and access to an ensuite shower room with a washbasin, WC and shower. Bedroom Two is the single of the property also looking to the front and presenting an integral cupboard while currently being used as an office. The bathroom of the flat is modern and hosts a washbasin, WC and bath/shower.

The flat has access to a central courtyard which presents a grass laid lawn bisected by paved paths.



The property is situated in Selly Oak and is in a prime position for amenities, approximately 1 mile from Battery Retail Park hosting shops, restaurants and supermarkets within a short drive. The historic town of Bournville is a short walk from the property hosting traditional shops, cafes and high street shops alongside green and natural spaces perfect for walking. The Selly Oak Train station is also 1 mile from the property giving wider access to Birmingham City Centre and local bus routes.

**Details:**

**Hall**

**Lounge/Kitchen/Diner** 10'8" x 20'1" (3.25m x 6.12m)

**Bedroom One** 10'8" x 11'6" (3.25m x 3.5m) Both Max

**En-suite Shower Room** 6'9" x 7'4" (2.06m x 2.24m)

**Bedroom Two** 6'6" x 8'3" (1.98m x 2.51m) Both Max

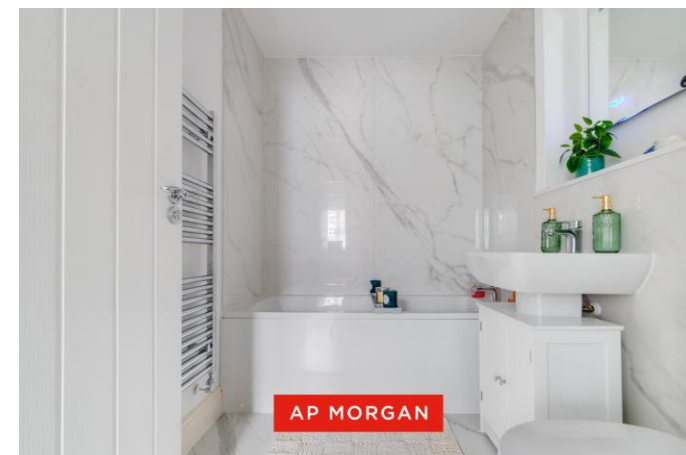
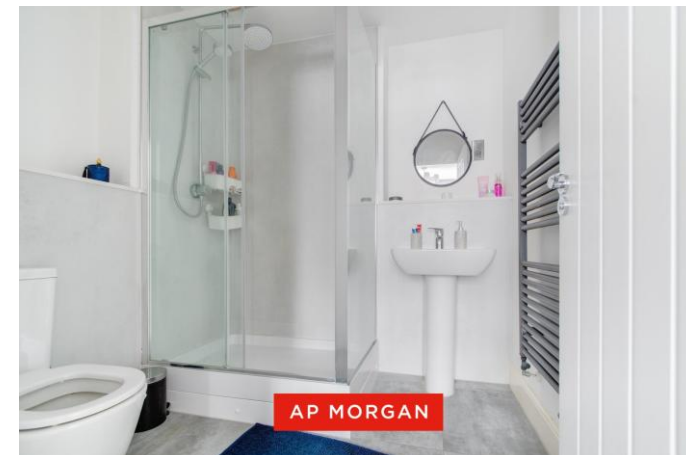
**Bathroom** 7'4" x 6'3" (2.24m x 1.9m)

**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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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?

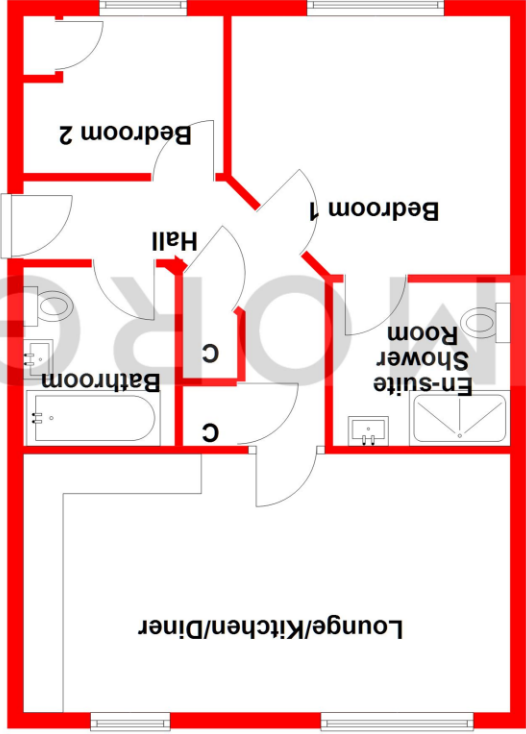
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 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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