

AP MORGAN



Bristol Road South, Rednal
Offers in the region of £80,000

Features:

- **OFFERED WITH NO CHAIN**
- Second floor flat
- One bedroom
- Juliet balcony
- Communal parking
- Excellent transport links
- Prime location for shops, schools and amenities
- Ideal for first time buyers or investors

Description:

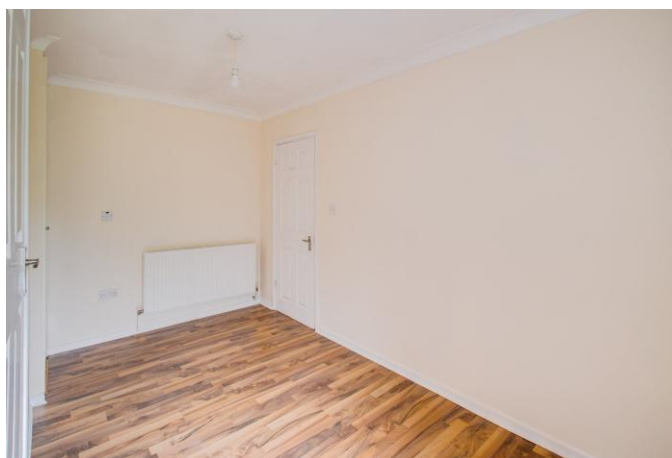
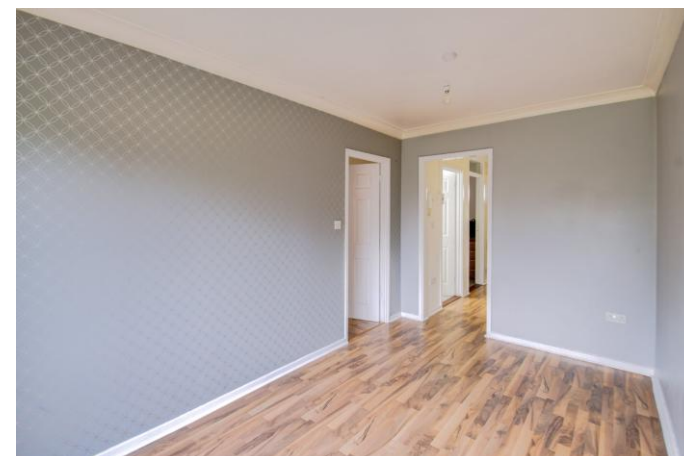
Introducing this second-floor, one-bedroom apartment, located in the highly sought-after area of central Longbridge. This property provides an excellent opportunity for first-time buyers or investors and is offered with no onward chain.

Upon arrival, the block benefits from communal parking to both the front and rear, as well as a communal entrance with an intercom system and staircase leading up to the second floor where the apartment is situated.

On entry, you are welcomed into the entrance hall, which includes a storage cupboard, leading through to the kitchen, fitted with ample storage space, an integrated oven and electric hob, and under-counter space with plumbing for freestanding appliances.

Returning to the entrance hall provides access to the bathroom, comprising a toilet, wash basin, and bathtub, and to the lounge, offering a spacious area for relaxation and dining. The lounge also features sliding doors opening onto a Juliet balcony, allowing plenty of natural light to fill the room. From the lounge, you'll find the bedroom, providing comfortable space for both rest and storage.

Situated in Longbridge, the property is approximately 0.3 miles from Longbridge Town Centre and the Longbridge Shopping Park, offering convenient access to supermarkets, shops, and restaurants. There are excellent transport links, with Longbridge Train Station providing routes to Birmingham City Centre, Redditch, and Barnt Green, as well as easy access to nearby motorway connections.



Details:

Entrance Hall

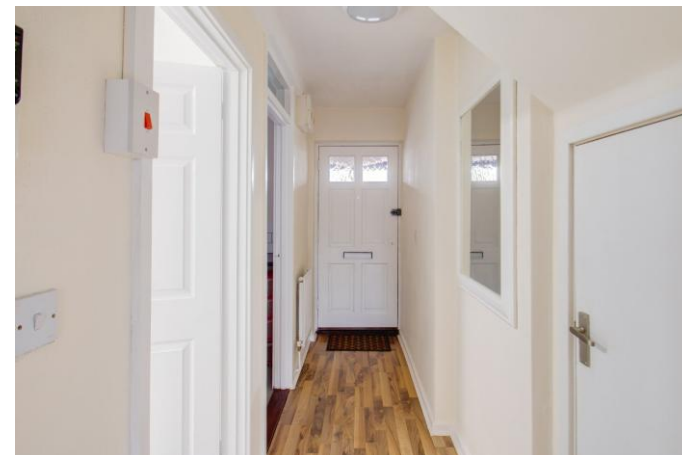
Kitchen 6'2" x 9'1" (1.88m x 2.77m)

Bathroom 4'7" x 9'1" (1.4m x 2.77m)

Lounge 13'1" x 8' (4m x 2.44m)

Bedroom 13'1" x 7'10" (4m x 2.4m)

Storage



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?

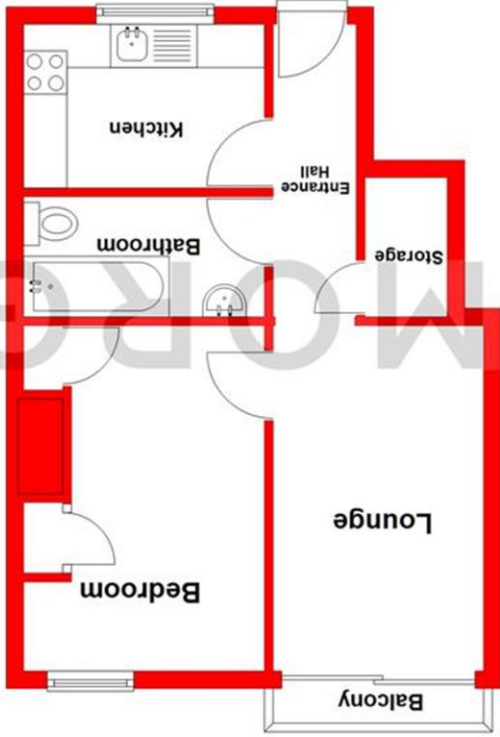
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 35.3 sq. metres (379.8 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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