

AP MORGAN



Lifford Lane, Birmingham
Offers in the region of £300,000

Features:

- Fully Refurbished Property finished to a High Standard
- Upgraded to HMO Spec (without licence)
- Popular area of Stirchley
- Close to QE Hospital and Birmingham Uni
- Excellent Road and Public Transport Links
- Great Investment Opportunity
- Freehold Property

Description:**INVESTOR READY!**

Situated in the up-and-coming area of Stirchley is this ready-to-invest newly refurbished throughout, five-bedroom terraced home.

Approach

The property is set back from the road behind a quaint fore garden, providing a welcoming approach.

Ground Floor

On entering the home, the hallway leads through to a generously sized front bedroom and a central living room, perfect for relaxing or entertaining. To the rear is a modern fitted kitchen with access to a convenient ground floor shower room, and a door leading out to the rear garden.

First Floor

The first floor comprises three well-proportioned bedrooms alongside a family bathroom and a separate WC, providing both practicality and comfort.

Second Floor

The top floor completes the accommodation with two further good-sized bedrooms, ideal for use as bedrooms, home offices, or hobby rooms.

Outside

The property enjoys a large, low-maintenance rear garden—perfect for outdoor dining, gardening, or relaxing in the warmer months.

Location

Perfectly positioned, the property is close to Queen Elizabeth Hospital and Birmingham University. With excellent road and transport links, commuting into Birmingham city centre or surrounding areas is convenient and straightforward.



Details:

Living Room 11'3" x 9' (3.43m x 2.74m)

Kitchen 12'9" x 5'10" (3.89m x 1.78m) Both Max

Outdoor Shower Room 5'9" x 3'8" (1.75m x 1.12m)

Bedroom 1 11'3" x 8'1" (3.43m x 2.46m) Both Max

Bedroom 2 13'2" x 8'11" (4.01m x 2.72m)

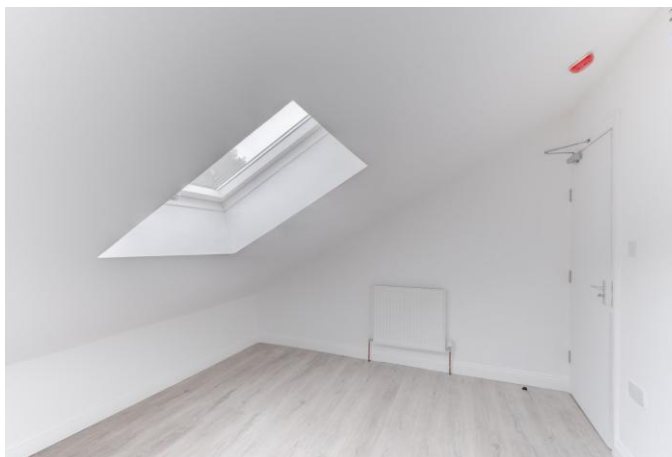
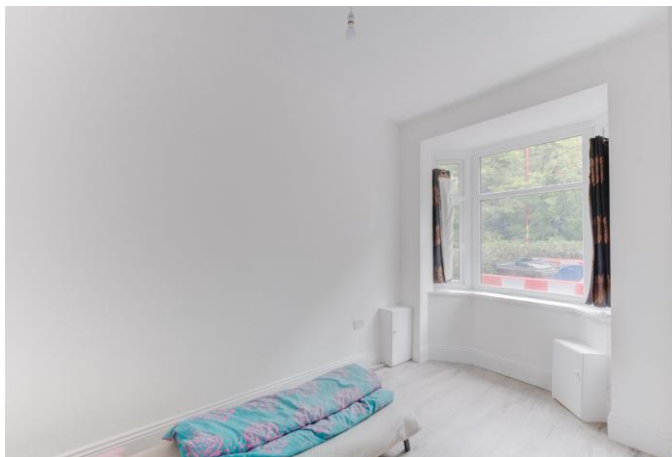
Bedroom 3 12'4" x 9'1" (3.76m x 2.77m)

Bathroom 8'9" x 5'9" (2.67m x 1.75m)

WC 4'2" x 2'7" (1.27m x 0.79m)

Bedroom 4 12' x 10'8" (3.66m x 3.25m)

Bedroom 5 12' x 9'10" (3.66m x 3m)



EPC Rating: G

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (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

Property to sell?

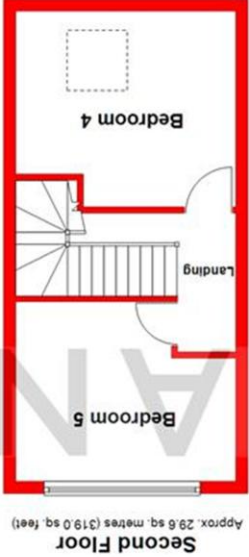
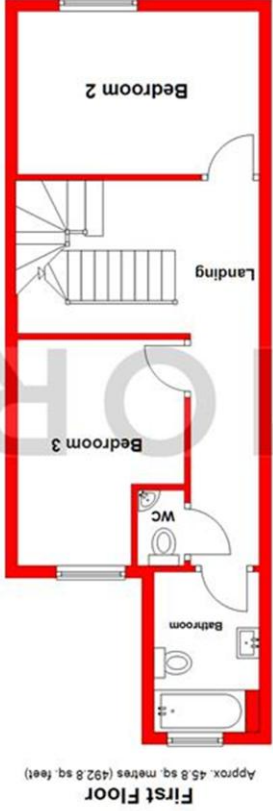
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 112.2 sq. metres (1207.5 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 Planip.

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