



AP MORGAN

Hafren Close, Rubery, Rednal
Offers in the region of £90,000

Features:

- *Approximately 150 years remaining on lease*
- One-bedroom ground floor maisonette in quiet Rubery cul-de-sac
- Open-plan lounge/diner with fitted kitchen
- Double bedroom and bathroom with shower over bath
- Ample built-in storage throughout
- Nearby parking spaces available
- Close to shops, amenities, and Rubery Great Park
- Easy access to Birmingham, M5, and M42
- Near well-regarded local schools

Description:

****No onward chain****

A well laid one bedroom ground floor maisonette, occupying a popular position in a residential cul-de-sac in Rubery, with local amenities within close reach.

In brief, the property comprises of the following: an entrance porch, opening to the open-plan living area. The living area is made up of a spacious lounge/dining area with connected fitted kitchen. A double bedroom is positioned to the rear of the property, as is a bathroom with shower over bath. The property also benefits from ample built-in storage throughout.

This property is located in a quiet, residential cul-de-sac and benefits from nearby parking spaces. The property benefits from proximity to local shops and amenities. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park feature a wide range of local amenities, shops, restaurants, bars and entertainment. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

125 lease

800 service charge every 6 months



Details:

Lounge/Dining Room 16'8" x 12'2" (5.08m x 3.7m) max dimensions

Kitchen 6'7" x 7'6" (2m x 2.29m)

Bedroom 11'2" x 9'9" (3.4m x 2.97m) max dimensions

Bathroom 6'2" x 5'6" (1.88m x 1.68m)

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?

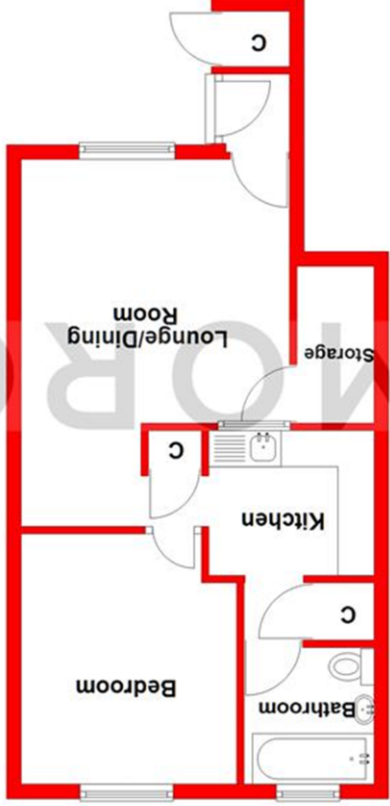
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 42.0 sq. metres (451.6 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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