

AP MORGAN



The Hayes, West Heath, Birmingham
Offers in excess of £270,000

Features:

- Immaculately presented mid-terraced house
- Three good sized bedrooms
- Stylish lounge
- Extended kitchen/dining area with utility room
- Family bathroom and downstairs W.C
- Lovely rear garden
- Multi-car driveway
- EPC- D

Description:

A fantastic opportunity has arisen to purchase this immaculately presented, three-bedroom mid-terraced house situated in the popular area of West Heath, Birmingham. Thoughtfully extended, this property is the ideal family home with local amenities including shops and highly regarded schools all located nearby.

Located at the end of a quiet cul-de-sac, upon approach to the property there is a driveway with space for two vehicles as well as providing access to the converted storage space in what was originally the integrated garage.

Moving inside, the front door leads straight into the stylish and extended kitchen/dining room with integrated appliances including hob, oven and dishwasher with a doorway at the rear leading into the spacious lounge with large built-in cupboard and double French patio doors at the rear for access into the garden. The kitchen also provides access to the converted utility room with a downstairs W.C for added convenience. The staircase leads up to the first-floor landing which provides access to three good sized bedrooms and a family bathroom with bath and corner shower cubicle.

The lovely rear garden has been well maintained and is a good size comprising of a lawn with a raised decking area at the rear perfect for outdoor furnishings as well as another decking section running along the back of the property with a wooden pergola covering half the decking.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. 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.



Details:

Lounge 18'6" x 10'10" (5.64m x 3.3m)

Kitchen/Dining area 20'2" x 10'6" (6.15m x 3.2m)

Bedroom One 13'2" x 9' (4.01m x 2.74m)

Bedroom Two 10' x 9'2" (3.05m x 2.8m)

Bedroom Three 9'8" x 9'4" (2.95m x 2.84m)

Bathroom 10' x 6'2" (3.05m x 1.88m)

W.C 4'5" x 2'2" (1.35m x 0.66m)

Utility Room 10'5" x 6'10" (3.18m x 2.08m)

Landing 9'2" x 6'1" (2.8m x 1.85m)

EPC Rating: D

Council Tax Band: B (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?

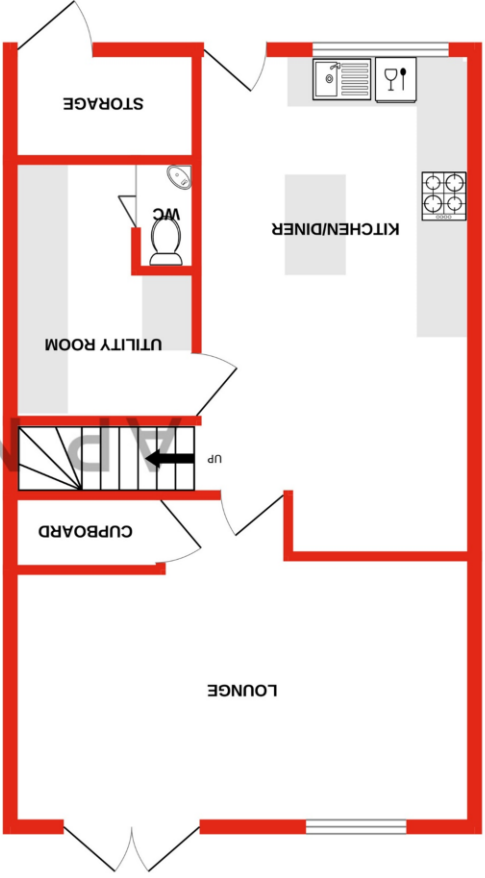
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

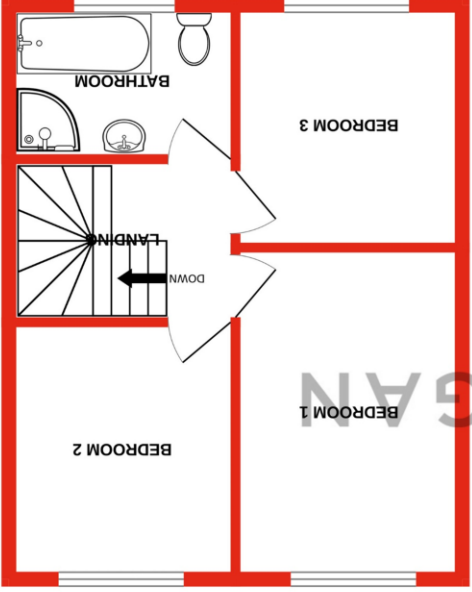
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR (53.3 sq.m.) approx.



1ST FLOOR (38.4 sq.m.) approx.

TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance 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. Made with Metropix, ©2023

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.