

**AP MORGAN**



**Glebe Road, Alvechurch, Birmingham**  
Asking Price £270,000

**Features:**

- Sought after village location
- End-terraced home
- Three allocated parking spaces
- Lounge with understairs store cupboard
- Modern fitted kitchen/diner with integrated appliances
- Two good-sized bedrooms
- Modern bathroom
- EPC Rating: C

**Description:**

A well-presented end-terraced home boasting two bedrooms and a well-proportioned living space. This property is situated within the highly sought-after village of Alvechurch.

To the front of the property is access to three allocated off-road parking spaces, along with side gate access through to the rear garden.

The ground floor accommodation comprises: Entrance porch, lounge with stairs rising to the first-floor landing and understairs storage cupboard, and the immaculate fitted kitchen/diner with an integrated gas hob, oven, slimline dishwasher, and washer/dryer, along with space for freestanding appliances and French Doors opening to the rear garden.

The first-floor landing establishes: Bedroom one with fitted wardrobes, good-sized bedroom two with a view to the rear garden, and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside, the rear garden is low maintenance and initially laid to decking with steps leading up to a tiered gravel seating area with a storage timber shed.

Well positioned in the highly sought after Village of Alvechurch, the property is ideal for the local well-regarded schools, village amenities including shops, restaurants, takeaways, dentist and doctors.



**Details:**

**Entrance Hall**

**Kitchen/Diner** 8'5" x 14'5" (2.57m x 4.4m)

**Lounge** 11'9" x 14'5" (3.58m x 4.4m)

**Bedroom One** 11'6" x 11'2" (3.5m x 3.4m)

**Bedroom Two** 8'9" x 8'6" (2.67m x 2.6m)

**Bathroom** 5'5" x 6'6" (1.65m x 1.98m)



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## 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 01527 406 956, 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.

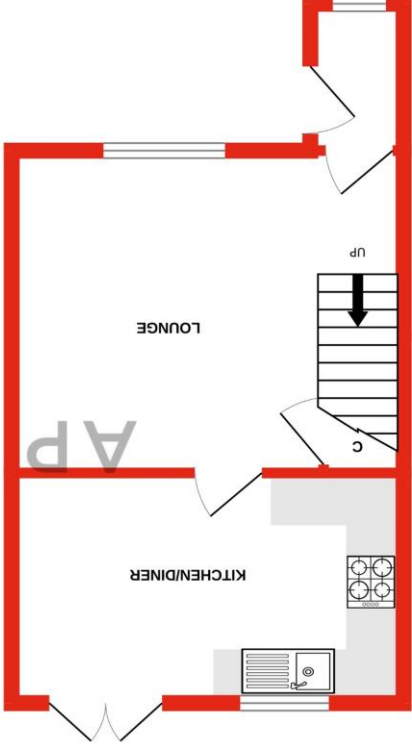
### Need a solicitor?

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.

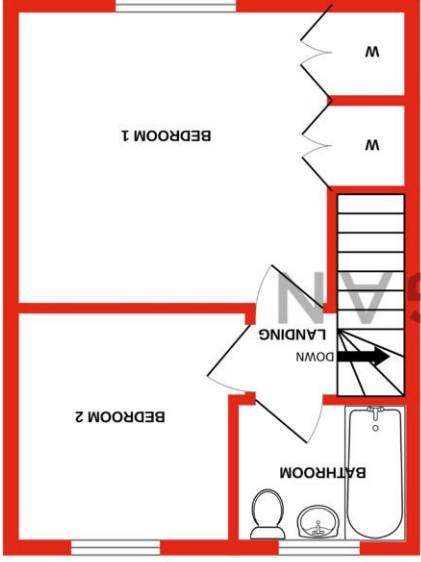
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA - 616 sq.ft. (57.2 sq.m.) approx.  
While 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.  
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