

**AP MORGAN**



**Alvechurch Road, Birmingham**  
Offers in the region of £160,000



**Features:**

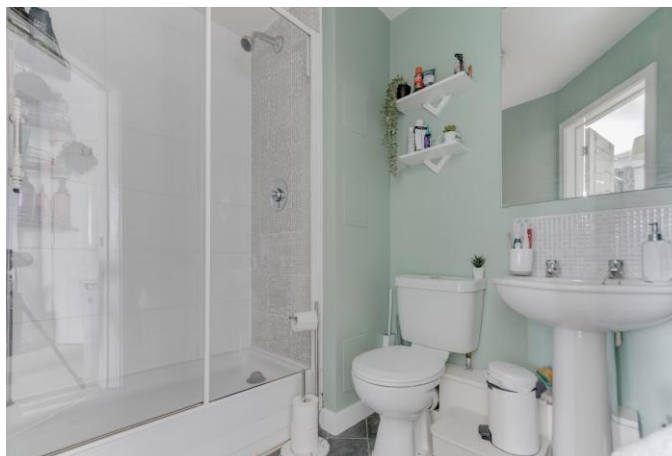
- Two double bedrooms
- Generous lounge
- Large, fitted kitchen
- Ensuite shower room
- Modern bathroom
- Allocated parking bay
- Front and rear security door
- Plenty of storage
- Well positioned for amenities

**Description:**

This well-presented, second-floor flat offers two bedrooms, a generous lounge, fitted kitchen, ensuite shower room, modern bathroom, allocated off-street parking and is positioned near to amenities in Longbridge.

The accommodation comprises: a welcoming hall, the lounge gives space for multiple suites, a dining table and chairs alongside other freestanding furniture, the modern fitted kitchen provides a sink, electric hob/oven, and space/plumbing for freestanding appliances. Bedroom one is a large double with an integral wardrobe and an en-suite shower room featuring a washbasin, WC and shower. Bedroom two is also a double currently being used as a walk in closet/office. The bathroom of the property is large and features a washbasin, WC and bath. There is an allocated parking bay at the rear of the property.

Situated in Longbridge, this property is well positioned for access to an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Hall**

**Lounge** 16'4" x 15'11" (4.98m x 4.85m) Both Max

**Kitchen** 15'10" x 10'6" (4.83m x 3.2m) Both Max

**Master Bedroom** 13'11" x 9'4" (4.24m x 2.84m) Both Max

**Ensuite** 5'1" x 9'6" (1.55m x 2.9m) Both Max

**Bedroom Two** 7'4" x 11'5" (2.24m x 3.48m) Both Max

**Bathroom** 7'2" x 7'3" (2.18m x 2.2m)



**EPC Rating:** B

**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 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

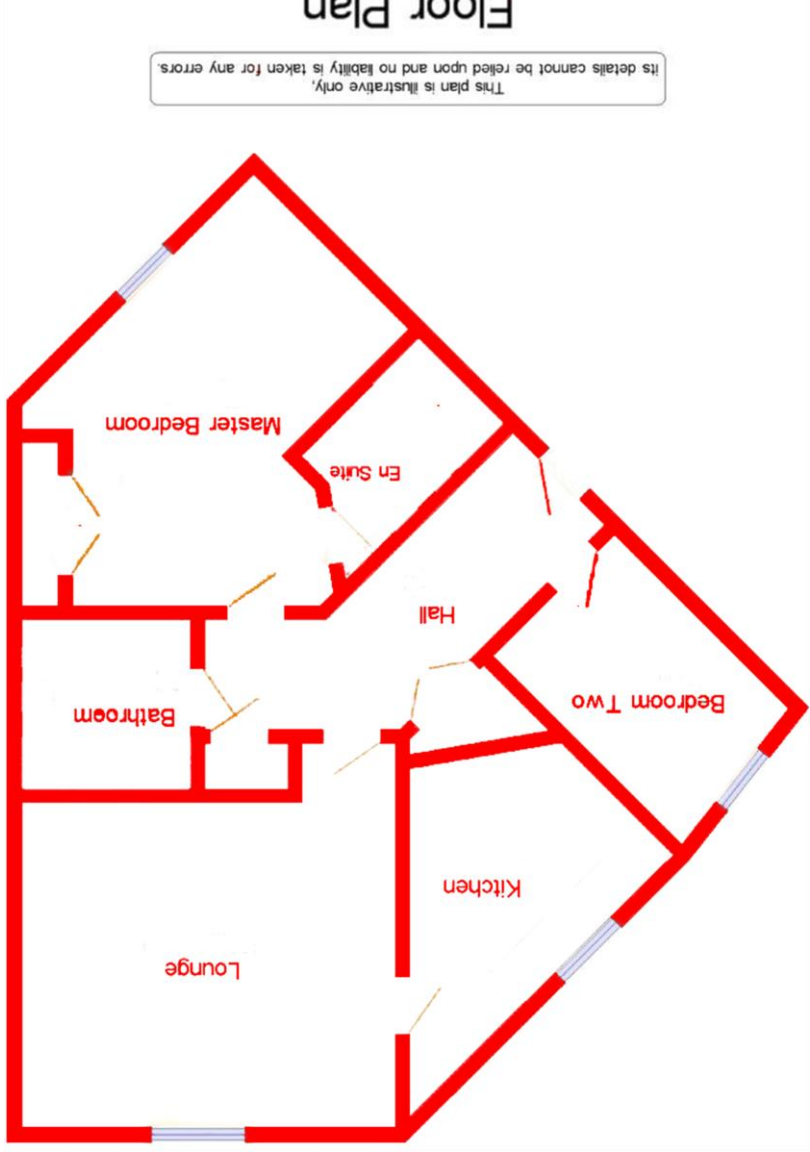
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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.



Floor Plan

This plan is illustrative only. Its details cannot be relied upon and no liability is taken for any errors.

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