

AP MORGAN



Darwin Street, Birmingham
Offers in excess of £250,000

Features:

- Two double bedrooms
- Spacious lounge/dining room
- Adjoined fully fitted kitchen
- Contemporary ensuite shower room
- Contemporary bathroom
- Modern tablet concierge system
- Prime placement for amenities
- Well positioned for access to Birmingham City Centre

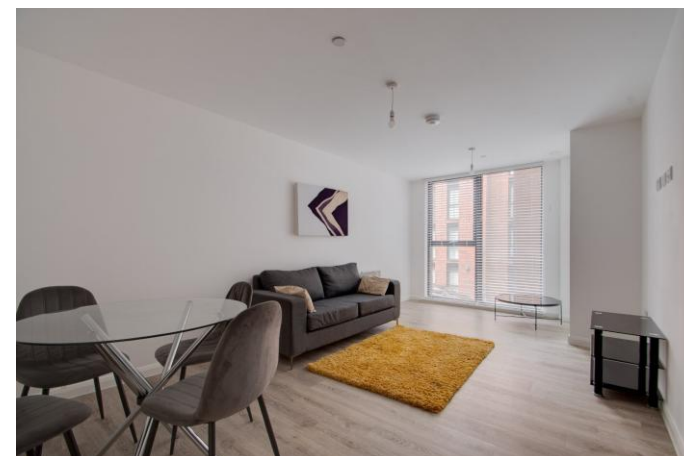
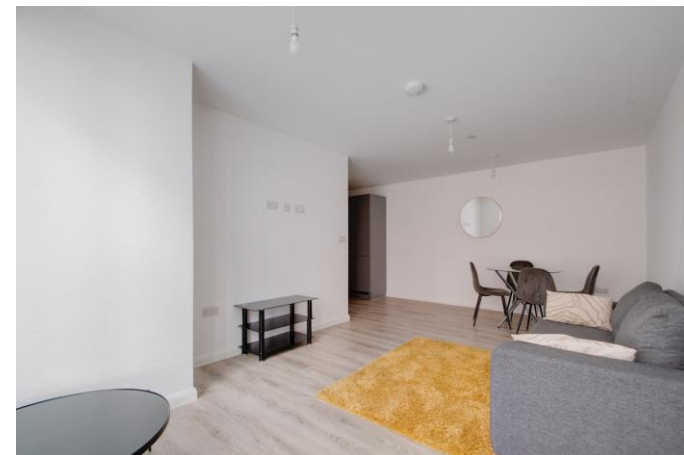
Description:

This newly built, two double bedroom, ground floor flat presents a spacious lounge/dining room, an adjoining fully fitted kitchen, a contemporary ensuite shower room, a contemporary bathroom, a modern tablet concierge system, prime placement for amenities and is positioned well for access to Birmingham City Centre.

£900 P/A service charge.

Approaching the property, the front door is accessed by a ramp from the street with the block presenting a tannoy and security door, allowing for flats to be contacted. The lobby presents assigned mailboxes with a door leading to halls with lifts and stairs to additional flats.

Entering the flat, there is a hall giving space for removing outdoor footwear and access to the modern tablet concierge system. The kitchen is immediately accessed presenting ample counterspace with an integral electric oven, electric hob, sink with drain, dishwasher, fridge/freezer and an integral airing cupboard with a water cylinder and space/plumbing for freestanding washer/dryer. The kitchen adjoins the spacious lounge/dining room which hosts space for multiple suites, a dining table and chairs and additional space for freestanding furniture. Bedroom One is a spacious double looking to the rear with plenty of room for freestanding storage. Bedroom Two is also a spacious double looking to the rear with a contemporary ensuite shower room. The shower room presents a washbasin, WC and walk-in shower. The bathroom of the flat is also contemporary with a washbasin, WC and bath.



Situated in Digbeth, approximately 3.8 miles from Birmingham City Centre. The property is in prime position for amenities, with schooling, supermarkets, shops and restaurants a short drive away. The M6 motorway and various train stations are readily accessible.

Details:

Hall

Lounge/Dining Room 10'10" x 18'10" (3.3m x 5.74m) Both Max

Kitchen 13'2" x 6'9" (4.01m x 2.06m)

Bedroom One 17'9" x 12' (5.4m x 3.66m) Both Max

Bedroom Two 13'8" x 9'4" (4.17m x 2.84m) Both Max

En-suite Shower Room 5'8" x 7'6" (1.73m x 2.29m)

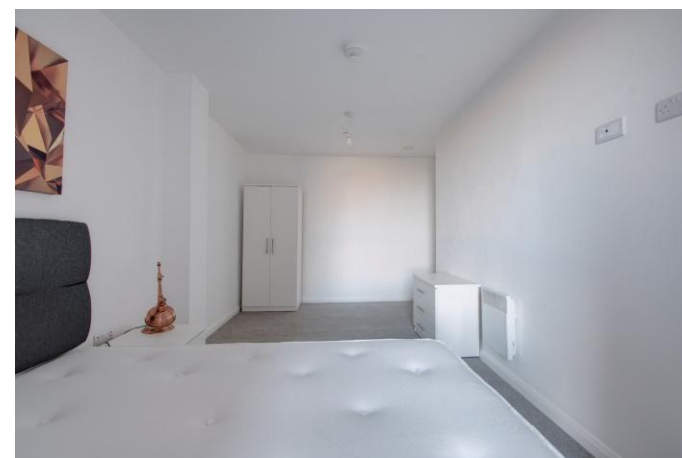
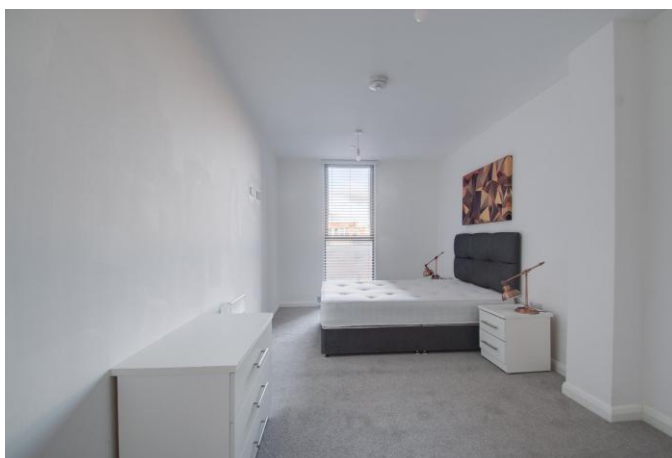
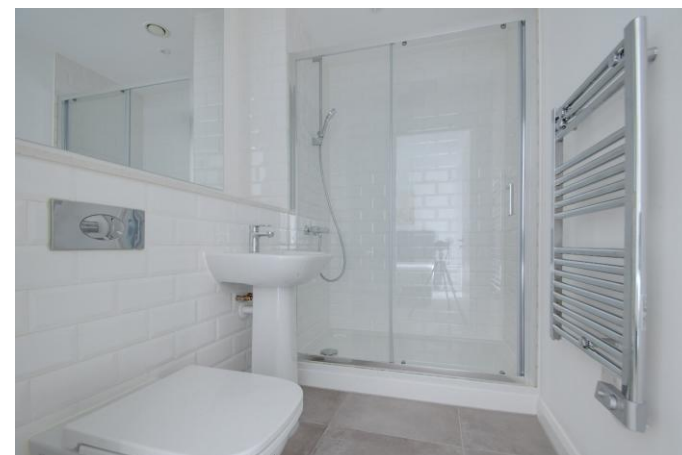
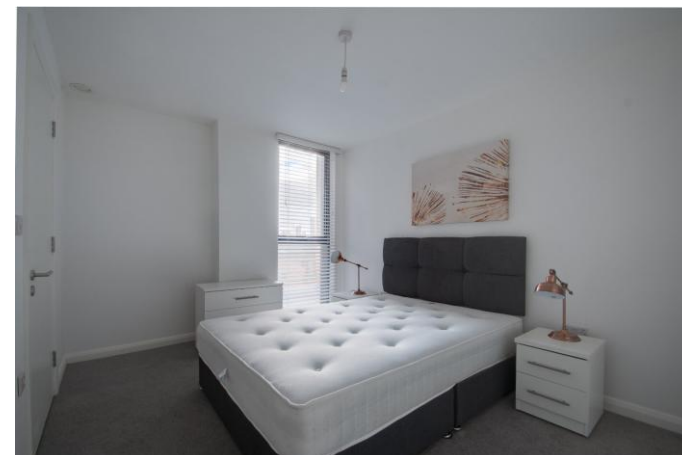
Bathroom 6'11" x 7'6" (2.1m x 2.29m)

EPC Rating: B

Council Tax Band: D (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.

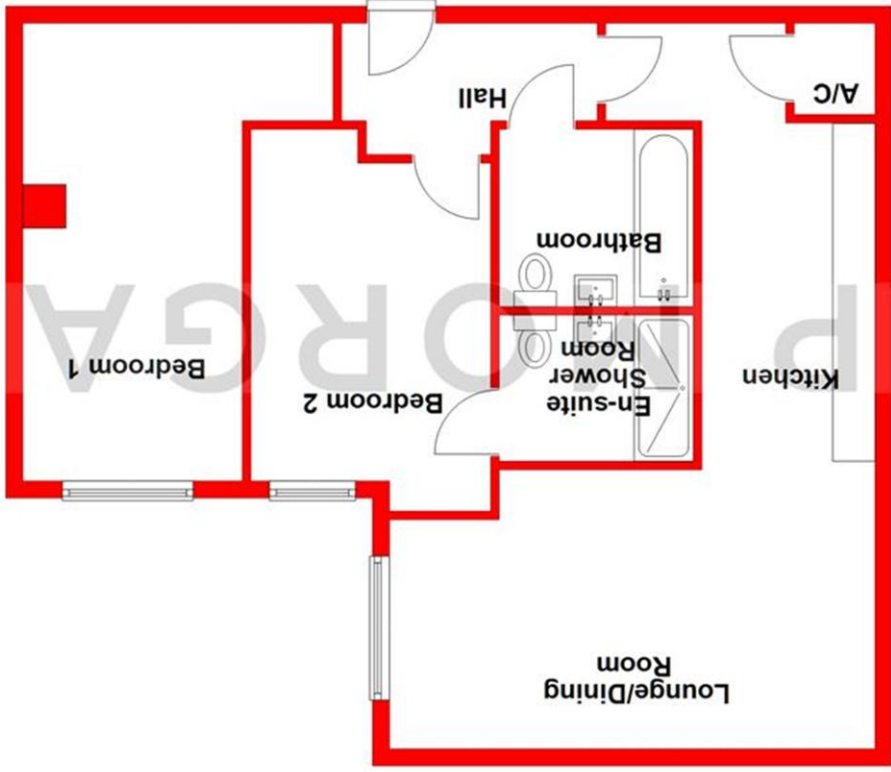
Need a solicitor?

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.

Ground Floor
Approx. 72.7 sq. metres (782.9 sq. feet)



Total area: approx. 72.7 sq. metres (782.9 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 misstatement. 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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