

AP MORGAN



Westford Grove, Birmingham
Asking Price £170,000

Features:

- Former Three bedroom, Now Two Bedroom Spacious Living Maisonette
- Great Condition Throughout
- Large Well-Equipped Kitchen
- Spacious lounge/Dining Room
- Large, Paved Fore Area
- New Boiler Fitted Under One Year Ago
- Good Size Terrace
- Close to Local Shops & Amenities

Description:

This well-presented former three-bedroom first-floor maisonette now offers a generous and modern two-bedroom layout, boasting an impressive open-plan lounge/dining room, a comfortable kitchen, and a contemporary shower room.

Approach:

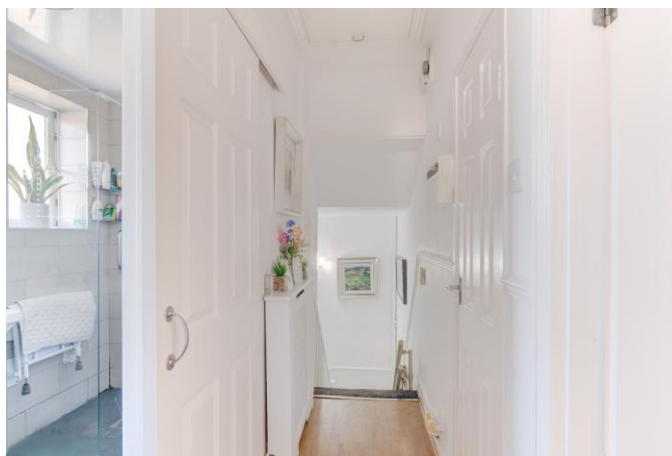
The property is approached via a generous paved frontage leading directly to the private front door of the maisonette.

Accommodation:

Upon entering, you are greeted by a welcoming hallway with stairs rising to the first floor. The landing opens into the beautifully spacious lounge/dining room, where a former third bedroom has been opened up to create a superb, light-filled living area. Aside from gas central heating, there is a beautiful brand new marble fireplace fitted. Dual-aspect windows flood the space with natural light, while a door opens onto a private terrace—ideal for relaxing, dining, or socialising outdoors.

The modern kitchen sits just off the lounge/diner and features ample worktop space along with an integrated dishwasher.

There are two well-proportioned double bedrooms. Bedroom one offers a generous footprint with space for wardrobes and additional furniture, while bedroom two also provides comfortable accommodation with a pleasant outlook to the rear. The property's shower room comprises a corner shower enclosure and washbasin, with a separate WC for added convenience. A useful built-in storage cupboard is located off the landing.



Outside:

To the rear, the property enjoys a spacious communal paved area and lawned garden offering plenty of room for outdoor seating, barbecues, and entertaining. There is also access to a rear shed, providing excellent storage.

Additional Information:

The property benefits from gas central heating with radiators and a boiler installed within the last year. Brand new marble fireplace fitted. Ground rent is £177 per annum.

Location:

Situated approximately 1.7 miles from Solihull town centre, the maisonette is perfectly placed for an excellent range of amenities including shopping, well-regarded schooling, bars, restaurants, and strong public transport links via local bus routes and Solihull railway station. The M42 motorway network is also within easy reach, making this a highly convenient and well-connected location.

Details:

Hall 8'11" x 5'8" (2.72m x 1.73m)

Landing

Lounge/Dining Room 28'5" x 11'4" (8.66m x 3.45m) Both Max

Kitchen 11'2" x 9'10" (3.4m x 3m)

Bedroom 1 13'1" x 9'10" (4m x 3m)

Bedroom 2 9'10" x 8'4" (3m x 2.54m)

Shower Room 9'4" x 4'8" (2.84m x 1.42m)

Terrace 9'10" x 3'5" (3m x 1.04m)

EPC Rating: To be confirmed

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 817 8585.



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Property to sell?

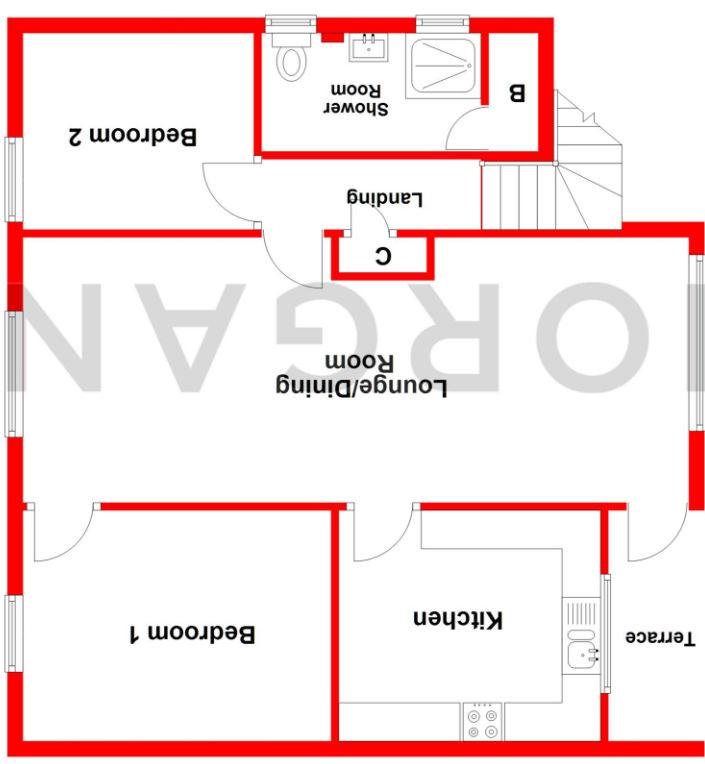
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

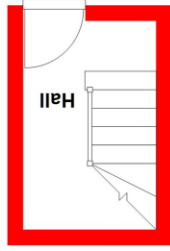
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First Floor
Approx. 73.2 sq. metres (788.2 sq. feet)



Ground Floor
Approx. 4.7 sq. metres (50.5 sq. feet)

Total area: approx. 77.9 sq. metres (838.7 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 Planlup.

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