

**AP MORGAN**



**Ley Hill Farm Road, Birmingham**  
£1,300 per month

### Features:

- Well presented, three-bedroom, terraced house under refurbishment.
- Generously sized lounge
- Substantial kitchen
- Ground floor WC
- Three double bedrooms
- Family bathroom
- Low maintenance rear garden
- Off-street parking
- Prime location for amenities access

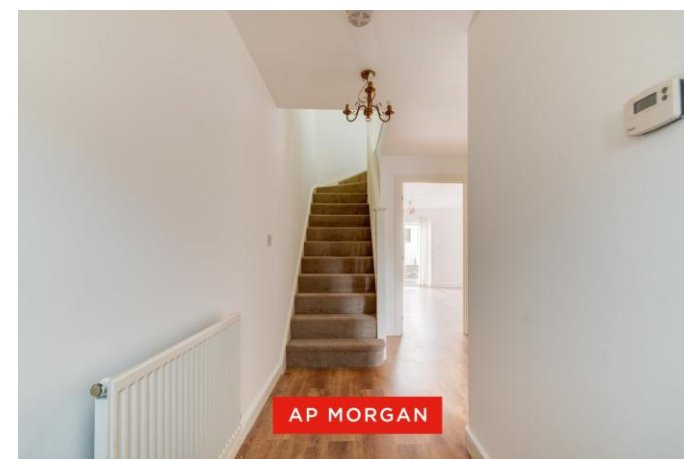
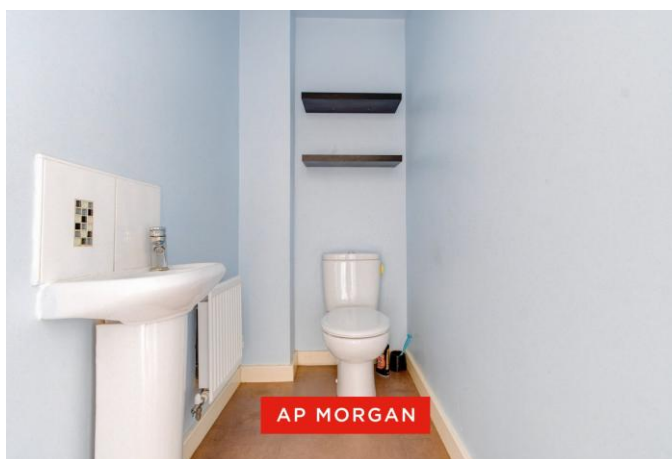
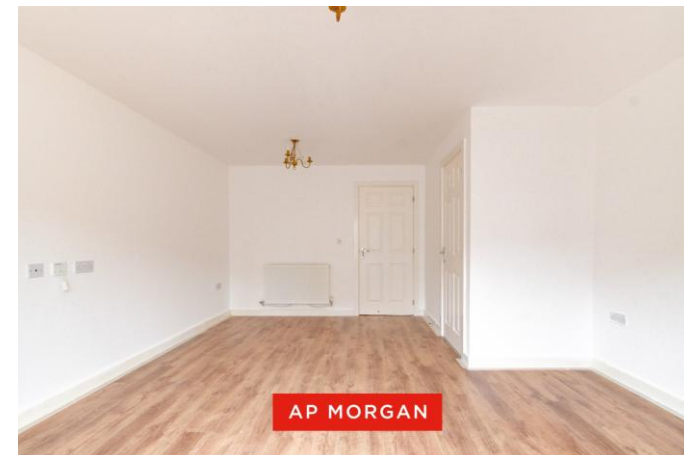
### Description:

This well-presented three-bedroom terraced house in Birmingham is under refurbishment and is now available to let. Presenting a generously sized lounge, substantial kitchen, ground floor WC, three double bedrooms, a family bathroom, low maintenance rear garden, off street parking, and is in a prime location for amenities access.

Approaching the property, there is a tarmac drive for parking multiple vehicles, offering front access to the hall and front borders of a brick wall and metal railings. Additionally, there is a grass-laid lawn and space for planting.

Entering the hall, there is plenty of room for removing outdoor footwear and jackets, with the lounge/diner immediately accessible. The lounge/diner is generously sized, presenting space for multiple suites, a large dining table and chairs, an integral under-stairs storage cupboard, and double French doors allowing for rear garden access. The substantial kitchen hosts ample counter space with an integral electric oven, gas hob, double sink with drain and space for freestanding appliances, as well as views to the front drive. The ground floor is completed by a WC.

Ascending to the first-floor bedrooms, Bedroom one is a large double which looks to the rear aspect with plenty of room for freestanding furniture. Bedroom two is an additional large double looking to the front aspect and Bedroom three is the final single bedroom also looking to the front aspect. The family bathroom presents a wash



basin, WC, and a bath/shower. The first floor is completed by an integral storage cupboard accessed from the landing.

The rear garden opens to a paved patio area hosting space for garden furniture and entertaining. There is a raised secondary patio hosting space for external storage and presents a shed. The garden is completed by a rear gate offering rear garden access through an alley.

**Details:**

**Hall**

**Lounge/Dining Room** 15'10" x 13'7" (4.83m x 4.14m) Both Max

**Kitchen** 10'11" x 8'11" (3.33m x 2.72m) Both Max

**Ground Floor WC** 3'4" x 6' (1.02m x 1.83m)

**Landing**

**Bedroom One** 9'7" x 13'7" (2.92m x 4.14m) Both Max

**Bedroom Two** 10'2" x 7'2" (3.1m x 2.18m) Both Max

**Bedroom Three** 13'8" x 6'1" (4.17m x 1.85m) Both Max

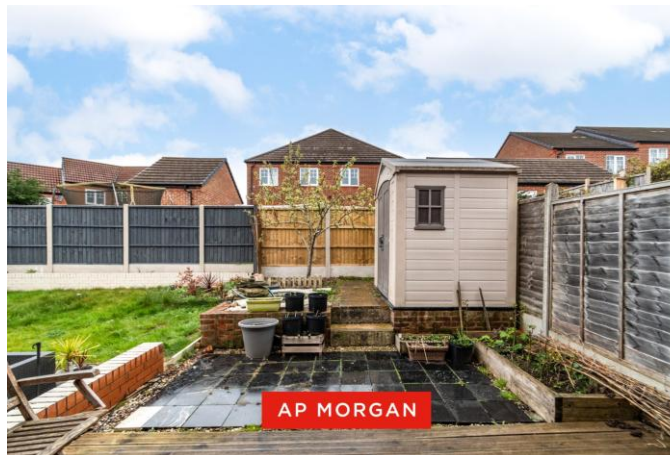
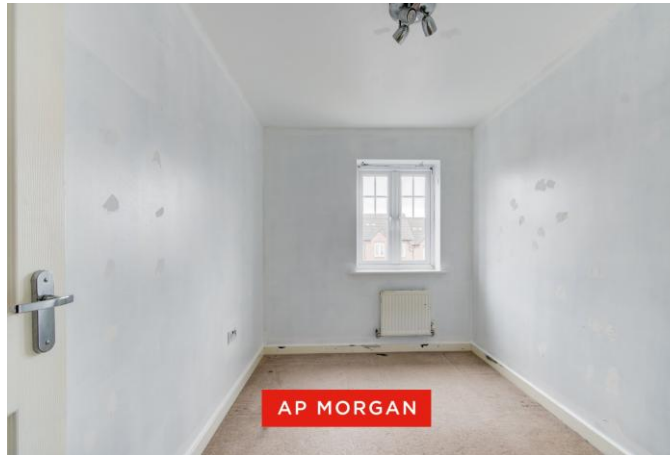
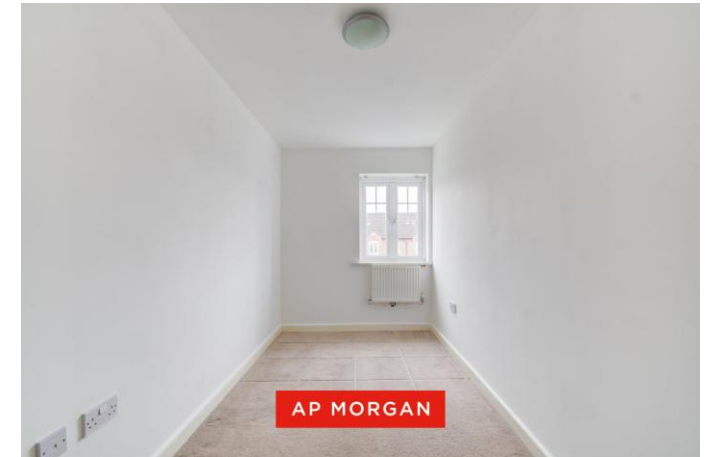
**Bathroom** 6'10" x 6'1" (2.08m x 1.85m) Both Max

**EPC Rating:** C

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

**Tenure:** To be advised (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?

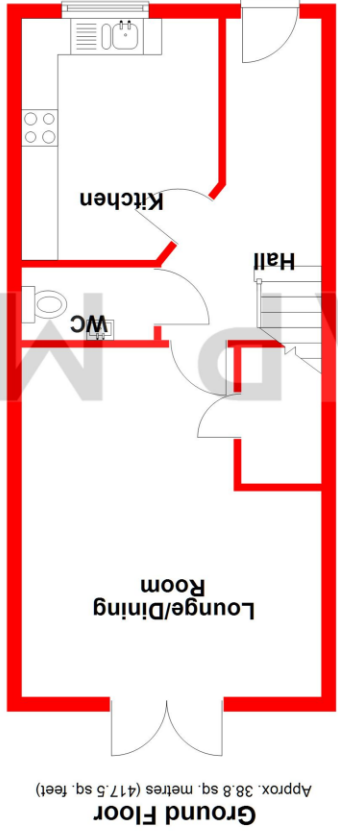
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

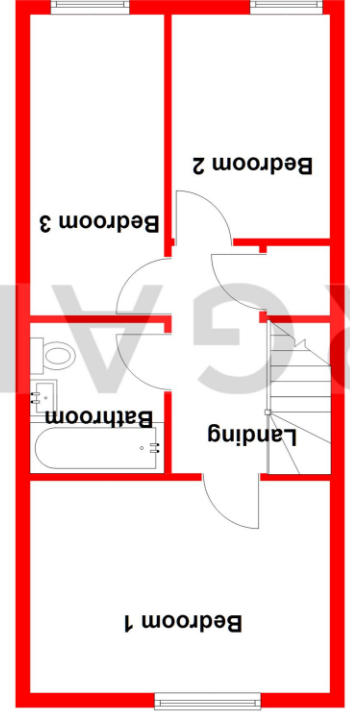
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor  
Approx. 38.8 sq. metres (417.5 sq. feet)

Total area: approx. 77.6 sq. metres (835.0 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 PlanUp.

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.