

AP MORGAN



**Middleton Hall Road, Birmingham, West**  
£825 per month

**Features:**

- First floor flat
- Newly refurbished
- Spacious lounge/diner
- Contemporary, newly fitted kitchen
- Modern bathroom
- Plenty of storage
- Communal garden
- External allocated garages
- Resident parking

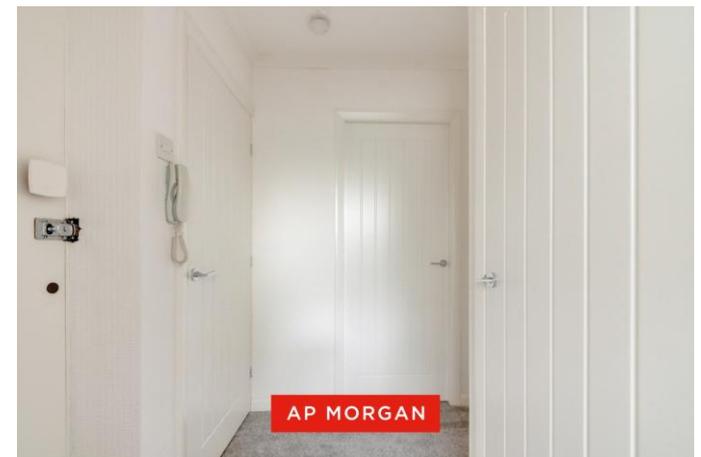
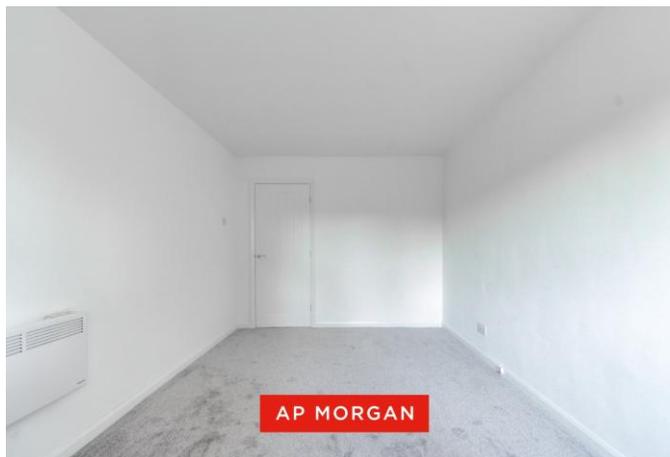
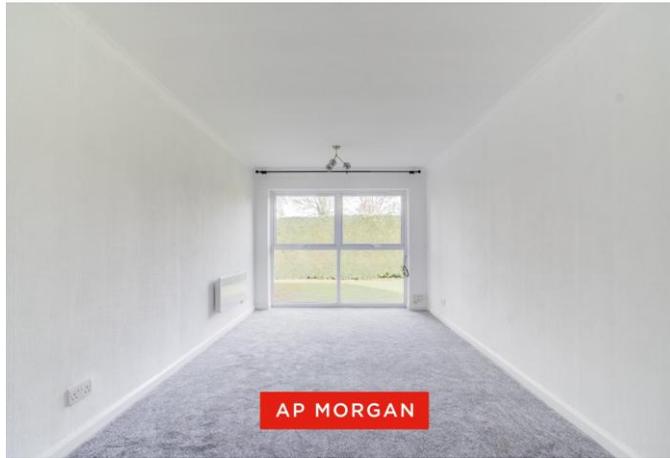
**Description:**

This beautifully presented, one bedroom, first floor flat has been recently renovated and presents a generous lounge/diner, contemporary fitted kitchen, one large double bedroom, modern bathroom, a communal garden, allocated external garages and resident parking.

Approaching the property there are parking bays for resident parking and access through a security door with an intercom. There is side access to additional parking and external allocated garages.

Entering the property to the hall, there is immediate access to a storage cupboard and separate airing cupboard. The generous lounge/diner presents space for multiple suites, a rear facing window giving views to the communal garden and a dining area supporting a dining table and chairs. There is also access to the newly fitted kitchen/diner presenting ample counterspace with an integral fridge/freezer, electric oven, electric hob and sink with drain, with additional space/plumbing for freestanding appliances. The modern bathroom presents a washbasin, WC and bath. Bedroom One is a large double also looking to the rear aspect.

The communal garden is accessed from the side/rear and presents a spacious grass laid lawn with plenty of room for outdoor activities.



Situated in Birmingham, this property is approximately 1.3 miles away from Northfield shopping centre and is a short drive from amenities such as schooling, restaurants, shops and supermarkets. There are public transport links and easy access to major roadworks, namely the M42 and M5 motorways.

**Details:**

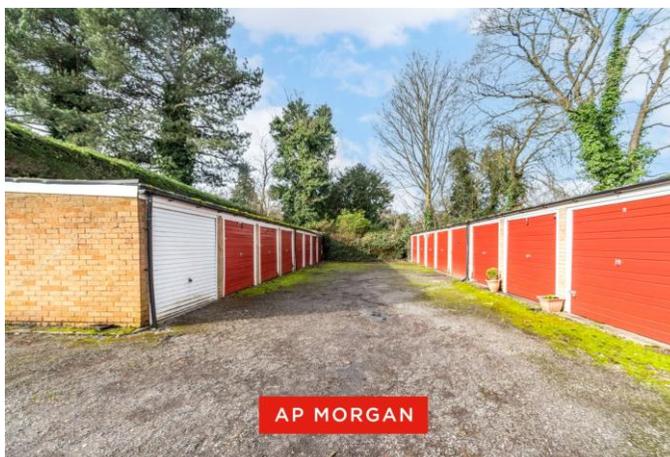
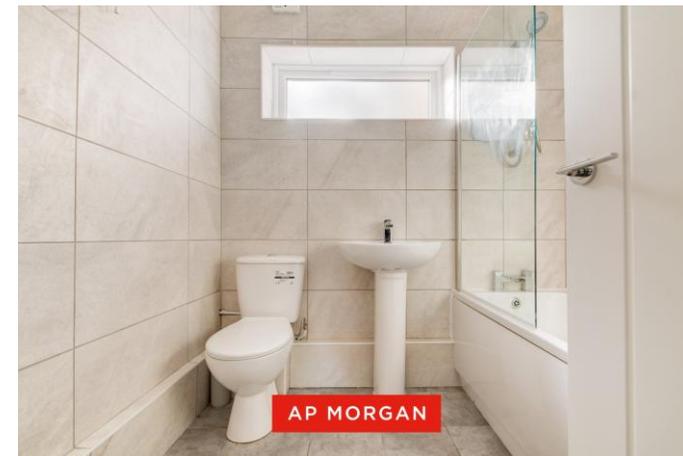
**Hall**

**Lounge/Diner** 17'8" x 9'6" (5.38m x 2.9m)

**Kitchen** 10'1" x 8'9" (3.07m x 2.67m)

**Bedroom One** 14'8" x 9'5" (4.47m x 2.87m)

**Bathroom** 6'2" x 7' (1.88m x 2.13m)



**EPC Rating:** C

**Council Tax Band:** A (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.

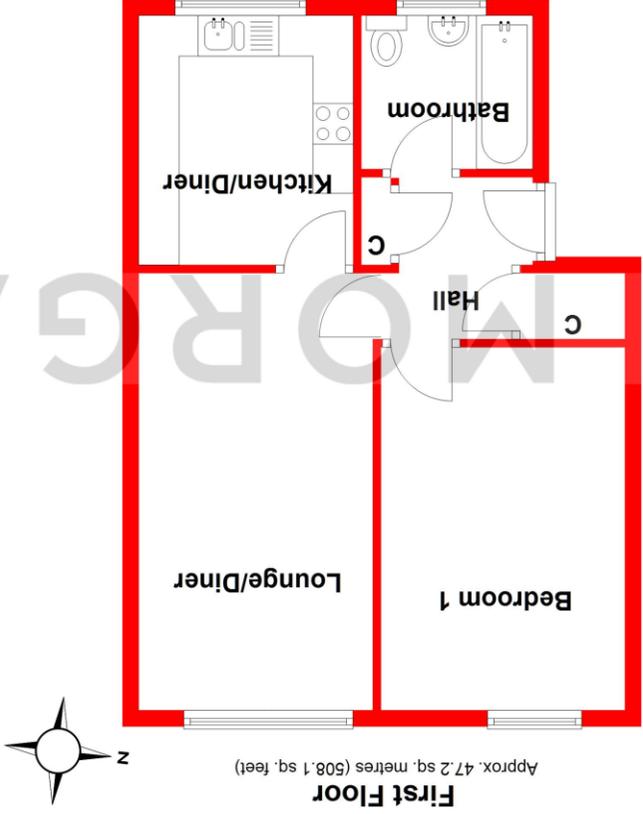
### Need a solicitor?

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.

First Floor  
Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 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.