

AP MORGAN



Perry Walk, Blackrock Road, Birmingham
£1,250 per month

Features:

- Exceptionally Well Presented Second Floor Maisonette
- Three Good Size Bedrooms
- Secure Intercom System
- Hallway with Useful Storage Cupboard
- Lounge/Diner with Door Opening onto Balcony
- Modern Style Fitted Kitchen
- Allocated Parking Spaces
- Own Garden as Well as Communal Garden

Description:

Situated in a popular and amenity-rich location, this well-presented three-bedroom maisonette offers comfortable and convenient living. Ideal for families or those seeking a vibrant community, this property boasts a spacious lounge with balcony access, allocated parking, and access to both a private and a large communal garden.

The property is approached via a well-maintained pathway leading to the maisonette's entrance. The approach offers a sense of community and ease of access.

Once inside, the interior briefly comprises a welcoming entrance, a spacious lounge with direct access to a small private balcony – perfect for enjoying your morning coffee or evening relaxation. The property features a well-equipped kitchen, three comfortable bedrooms, and a family bathroom.

Moving outside, the property enjoys a well-maintained private garden, offering a personal outdoor space. Additionally, residents benefit from access to a lovely, large communal garden, providing ample room for recreation and socialising.

The location is exceptional, being close to shops and amenities, including a picturesque local park with a lake, perfect for nature walks and leisurely strolls. For community engagement, there's a dedicated Community Hub for socialising and activities, and a Lake Centre for children. A public library is conveniently located around the corner, as is a local Aldi supermarket for easy grocery shopping.



The property is also conveniently placed to easily access transport links, ensuring effortless travel.

In great condition, this three-bedroom maisonette property offers a fantastic blend of comfortable living and access to a thriving community and excellent local amenities.

Details:

Hall

Living Room 16'7" x 14'7" (5.05m x 4.45m)

Balcony

Kitchen 9'7" x 9' (2.92m x 2.74m)

Landing

Bedroom 1 14'7" x 9'1" (4.45m x 2.77m)

Bedroom 2 11'11" x 9'1" (3.63m x 2.77m)

Bedroom 3 11'7" x 7'3" (3.53m x 2.2m)

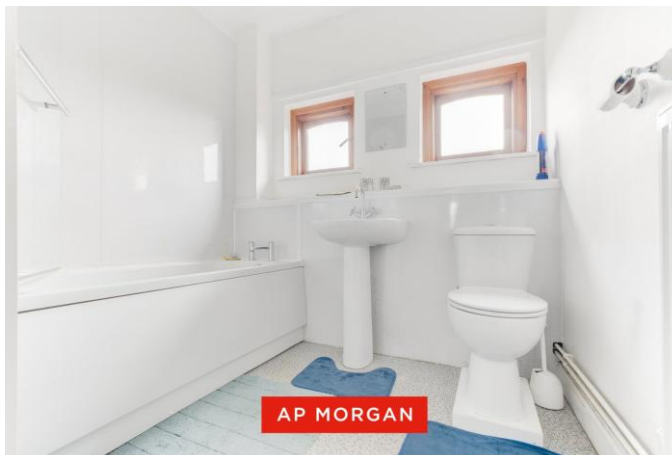
Bathroom 8'9" x 7'3" (2.67m x 2.2m)

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

Property to sell?

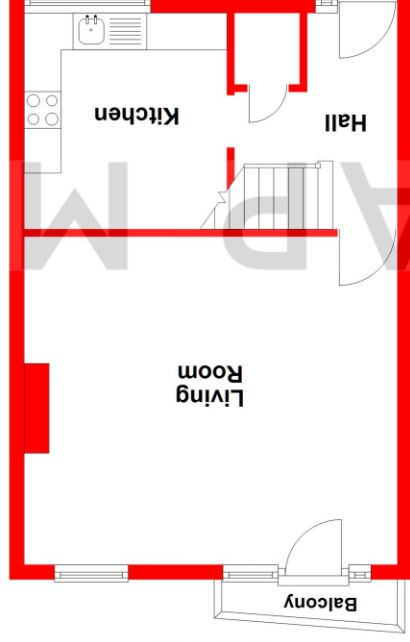
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

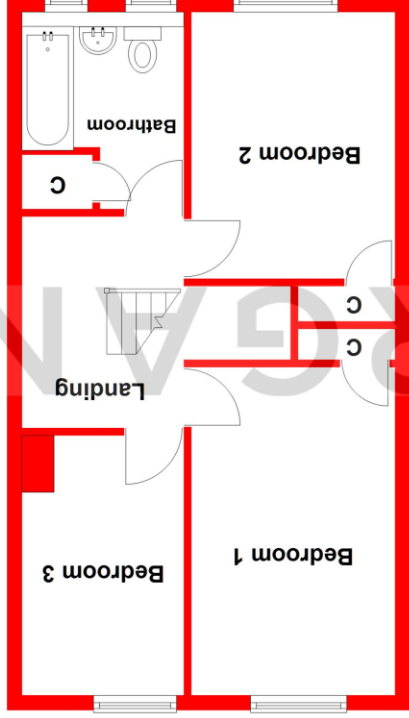
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



Ground Floor
Approx. 37.9 sq. metres (407.5 sq. feet)
(excluding Balcony)



First Floor
Approx. 46.9 sq. metres (504.5 sq. feet)

Total area: approx. 84.7 sq. metres (912.0 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.

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