

**AP MORGAN**



**Priory Road, Hall Green, Birmingham**  
£1,200 per month

**Features:**

- Family Home in a Popular Location
- Driveway for Multiple Cars
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Rear Garden with Large Patio Area
- Two Good Sized Bedrooms
- Close to Local Shops & Amenities

**Description:**

Available from mid-June situated in a popular location is this well-presented two-bedroom semi-detached home, featuring a spacious lounge and a light-filled conservatory. The property is approached via a private driveway, offering convenient off-road parking.

**Ground Floor:**

Enter via the welcoming entrance hall, which provides access to the accommodation. To the front is the spacious living room, offering a comfortable and inviting space for relaxation.

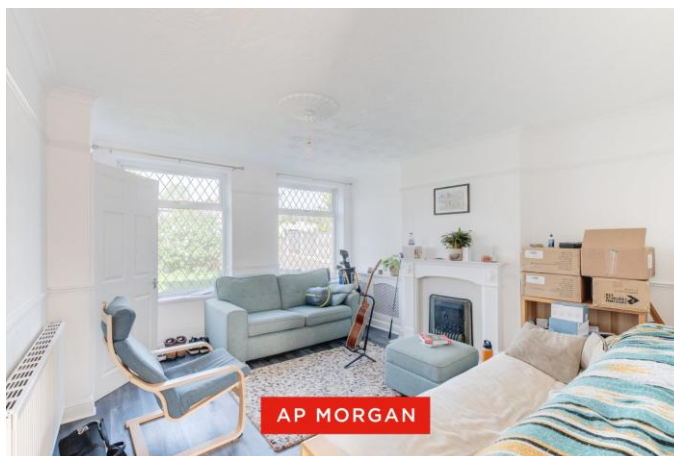
Towards the rear is the well-proportioned kitchen/breakfast room, fitted with a range of units and providing ample space for dining. Leading off the kitchen is a delightful conservatory, flooded with natural light and offering the perfect space to enjoy the garden views.

**First Floor:**

The first-floor landing gives access to the two bedrooms and the family bathroom. Bedroom 1 is a generous double room, while Bedroom 2 is a well-sized second bedroom, ideal for a guest room or home office. Completing the accommodation is the stylish bathroom, fitted with a modern suite including a bath, wash hand basin and WC.

Moving outside, the property enjoys a well-maintained rear garden, providing a private and peaceful outdoor space.

The property is conveniently located close to a variety of eateries, shops and local amenities, with excellent transport links and easy access to the motorway networks.



**Details:**

**Hall**

**Living Room** 13'7" x 12'8" (4.14m x 3.86m)

**Kitchen/Breakfast Room** 15'11" x 7'9" (4.85m x 2.36m) Both Max

**Conservatory** 12'5" x 11'4" (3.78m x 3.45m)

**Landing**

**Bedroom 1** 12'10" x 8' (3.9m x 2.44m)

**Bedroom 2** 11'7" x 8'3" (3.53m x 2.51m)

**Bathroom** 7'8" x 7'6" (2.34m x 2.29m)



**EPC Rating:** D

**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 817 8585.



## 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 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

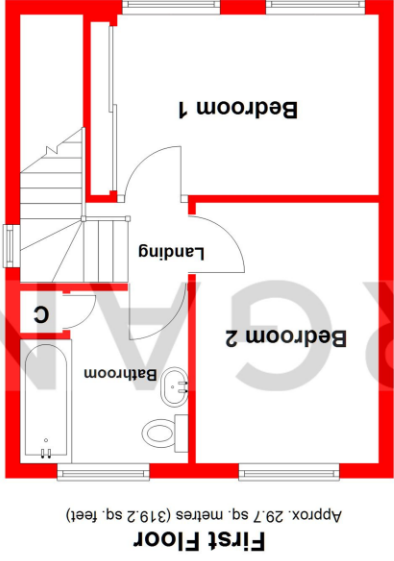
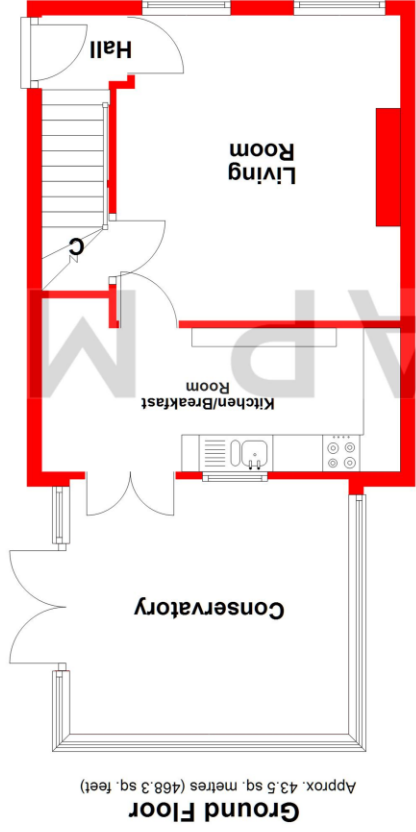
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 73.2 sq. metres (787.5 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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