

**AP MORGAN**



**Hurstcroft Road, Birmingham**  
Offers in the region of £210,000

### Features:

- Well-presented three-bedroom, mid terrace house in Birmingham
- Exciting opportunity for first time buyers and investors
- Generously sized lounge
- Ample kitchen
- Ground floor bathroom
- Three double bedrooms
- Versatile rear garden
- Off street parking for multiple vehicles
- EV charging point
- Prime positioning for amenities access

### Description:

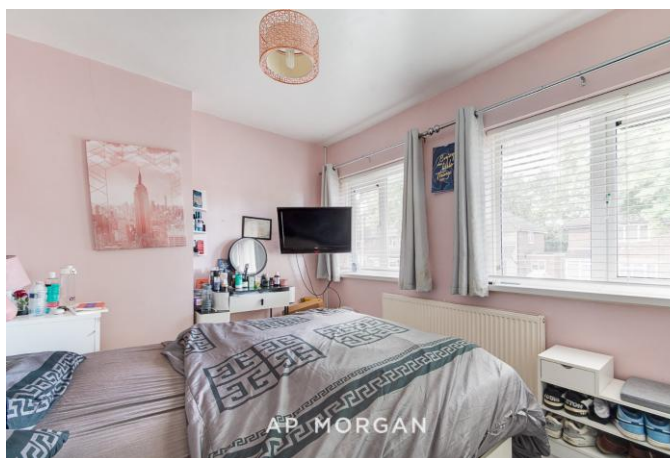
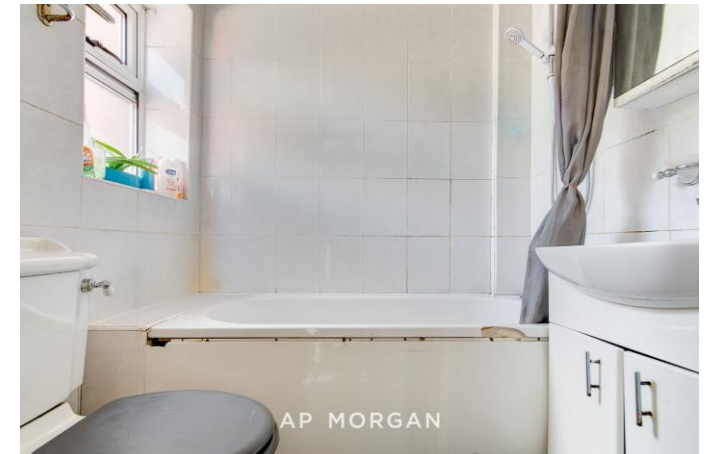
Three bedrooms, off-street parking, an EV charging point and a ground-floor bathroom. Properties like this one do not hang around.

Whether you are stepping onto the ladder for the first time or adding to a portfolio, this mid-terrace home in Birmingham is the kind of sensible, move-in-ready find that buyers act on quickly.

Step inside and the layout does the talking. The ground floor opens into a generous lounge that gives you real breathing room, with a well-proportioned kitchen alongside and a bathroom that takes the morning rush off the schedule entirely. Upstairs, three double bedrooms offer genuine flexibility: a growing family gets the space it needs, and an investor gets the kind of room count that lets the numbers work.

Out the back, the rear garden gives you options. Entertain, landscape it, or simply enjoy having your own outdoor space. At the front, off-street parking for multiple vehicles is paired with an EV charging point, a detail that is increasingly rare at this price point and only growing in value.

First-time buyers will find a home that is ready to live in from day one, with everything in the right place and no awkward compromises.



Investors will appreciate the three-bedroom layout, the parking, and the kind of specification that attracts quality tenants.

Either way, it is easy to see why properties like this rarely stay available for long.

**Details:**

**Hall**

**Lounge** 13'6" x 12'8" (4.11m x 3.86m) Both Max

**Kitchen** 6'2" x 10'6" (1.88m x 3.2m)

**Ground Floor Bathroom** 6'2" x 4'6" (1.88m x 1.37m)

**Landing**

**Bedroom One** 9' x 10'10" (2.74m x 3.3m) 10'10" to Wardrobes

**Bedroom Two** 10'9" x 8' (3.28m x 2.44m)

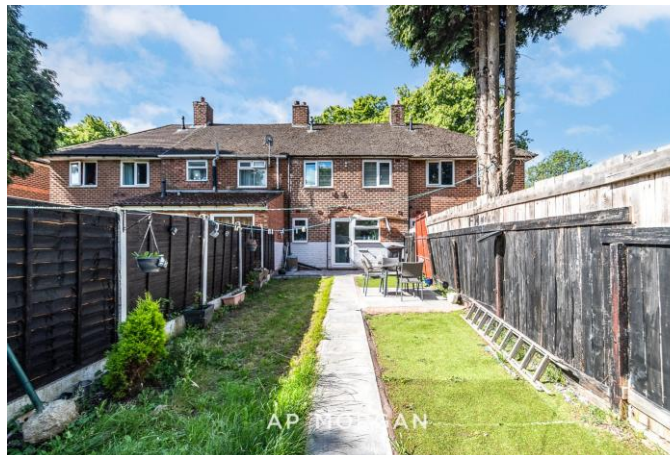
**Bedroom Three** 7'5" x 7'8" (2.26m x 2.34m)

**EPC Rating:** C

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

**Tenure:** Freehold (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?

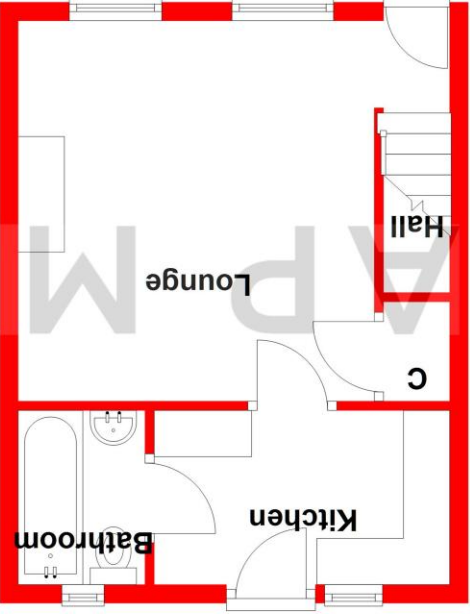
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

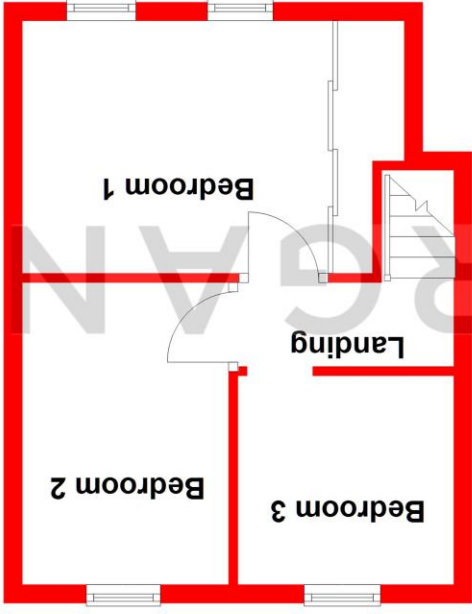
### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Approx. 28.5 sq. metres (306.5 sq. feet)

### Ground Floor



Approx. 28.3 sq. metres (304.4 sq. feet)

### First Floor

Total area: approx. 56.8 sq. metres (610.9 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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