

AP MORGAN



Somerford Road, Birmingham
Offers in excess of £210,000

Features:

- Well-presented & newly refurbished, three-bedroom, mid-terrace house.
- Perfect opportunity for investors and first-time buyers.
- Generously sized lounge
- Substantial & newly fitted kitchen/diner
- Two double & one single bedrooms
- Newly fitted, contemporary family bathroom
- Spacious and versatile rear garden
- Prime positioning for amenities

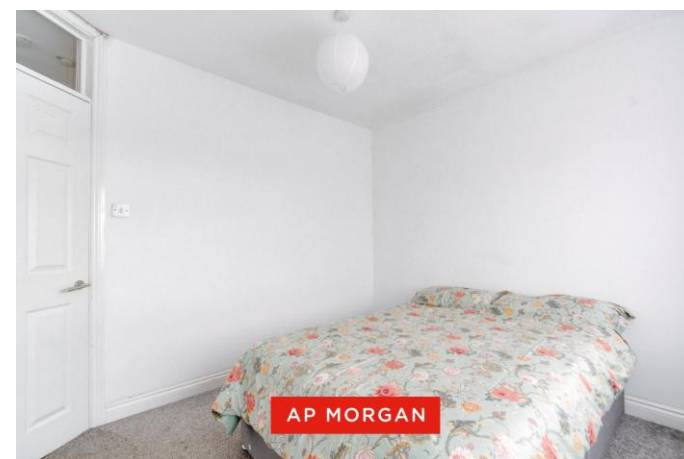
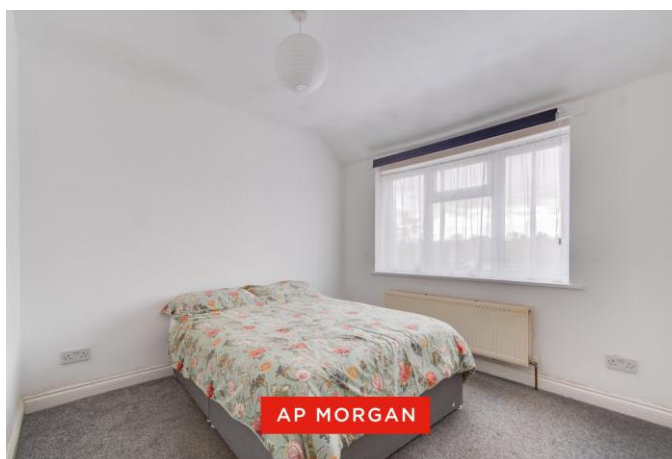
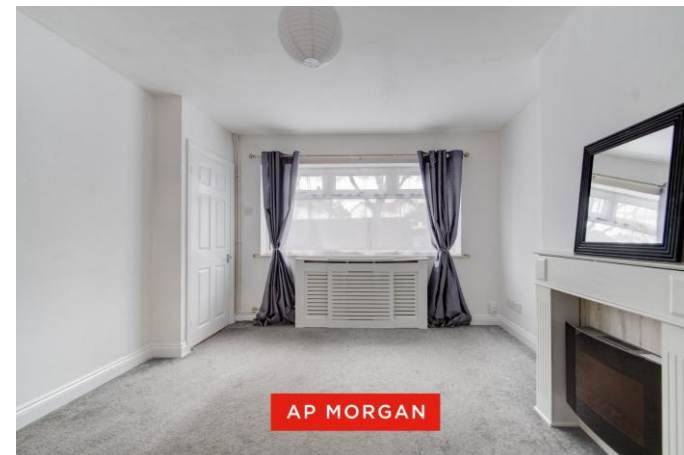
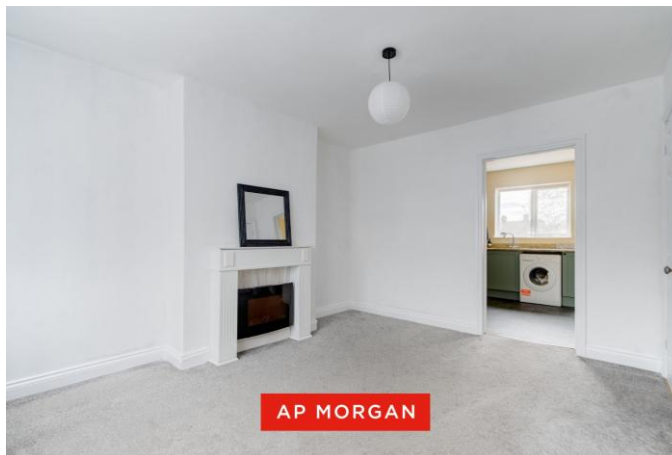
Description:

This well-presented and newly refurbished, three-bedroom, mid-terrace house in Birmingham is a perfect and exciting opportunity for investors and first-time buyers. Presented is a generously sized lounge, substantial and newly fitted kitchen/diner, two double & one single bedrooms, newly fitted, contemporary family bathroom, a spacious and versatile rear garden and is in prime positioning for accessing amenities.

Approaching the property, there is a sweeping grass laid lawn bisected by a concrete path leading to the pavement. There are flower beds and a hedge at the front of the property giving privacy from the street.

Entering to the hall, there is immediate access to the generously sized lounge, hosting an electric fireplace, a newly fitted carpet, an integral storage cupboard and space for multiple suites & freestanding furniture. The adjoining kitchen/diner is substantial and newly fitted, hosting ample counterspace with a brand-new electric range cooker, electric hob & extractor fan, sink with drain, washing machine, fridge, cabinets and marble countertops. The kitchen hosts additional space for a dining table and chairs and is finished with a newly fitted linoleum floor and rear garden access.

Ascending to the first floor, Bedroom One is a spacious double looking to the rear aspect with room for freestanding furniture, Bedroom Two is also a large double looking to the front plenty of room for freestanding furniture. Bedroom Three is the single of the property looking to the front



aspect. The family bathroom is contemporary and newly fitted presenting a washbasin, WC, bath and shower. The first floor is completed by newly fitted carpets.

The rear garden opens to a paved patio offering ample room for garden furniture/entertaining and continues to a grass laid lawn bisected by a paved path. This allows plenty of space for outdoor activities ultimately leading to multiple patios offering space for external storage and freestanding sheds.

The property benefits from proximity to nearby shops and amenities, with nearby Northfield and Selly Oak town centres providing plenty of shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Lounge 13'11" x 11'11" (4.24m x 3.63m) Both Max

Kitchen/Diner 9'5" x 15'5" (2.87m x 4.7m)

Landing

Bedroom One 12'7" x 10'6" (3.84m x 3.2m) Both Max

Bedroom Two 9'5" x 10'3" (2.87m x 3.12m) Both Max

Bedroom Three 13'11" x 6'3" (4.24m x 1.9m) Both Max

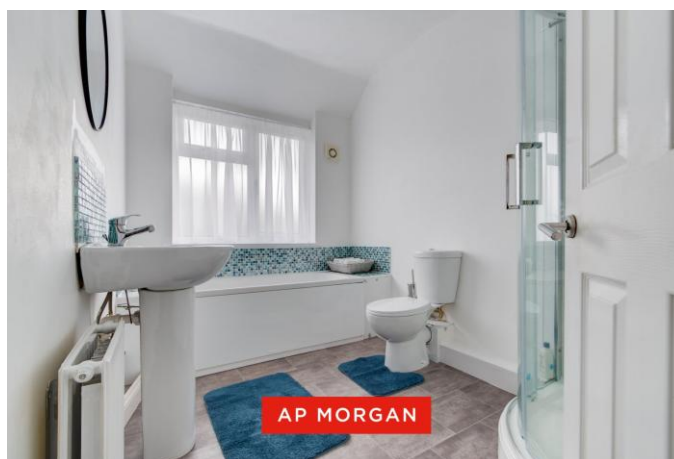
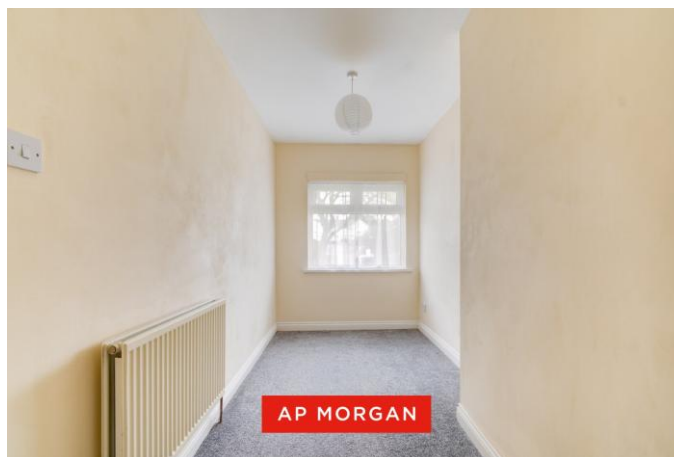
Bathroom 9'9" x 6'7" (2.97m x 2m) Both Max

EPC Rating: D

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 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.

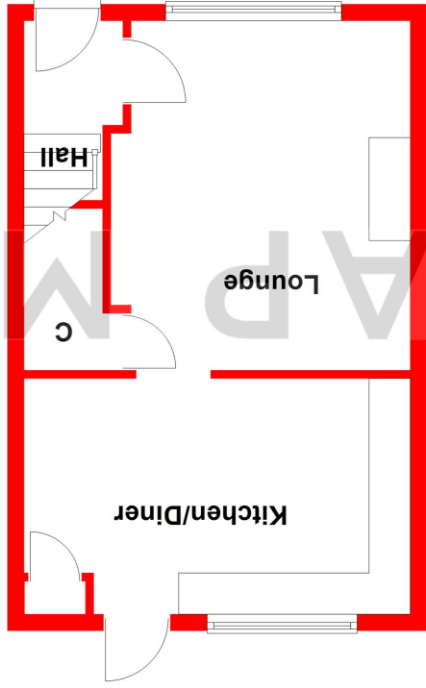
Need a solicitor?

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.

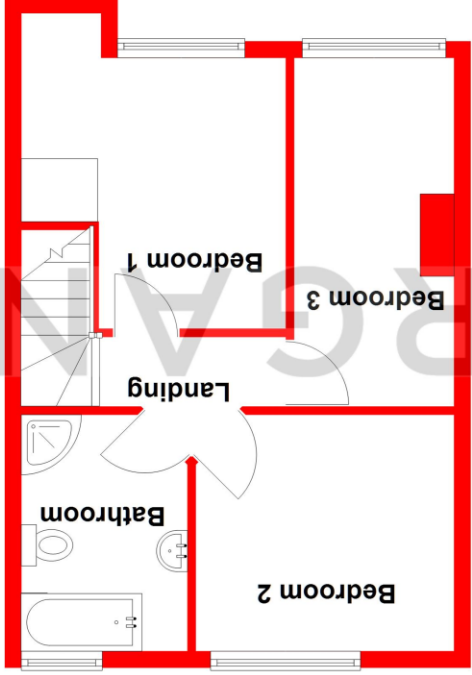
Identity Checks

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.

Ground Floor
Approx. 33.8 sq. metres (363.3 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 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 PlanLP.

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