

AP MORGAN



**Bericote Croft, Birmingham**  
Offers in the region of £160,000

### Features:

- Cul-de-sac Location
- Generous Lounge
- Three Good-Sized Bedrooms
- Spacious Family Bathroom
- Walking Distance to Local Shops
- Easy access to Public Transport
- Landscaped Rear Garden
- Double Glazed and Centrally Heated

### Description:

CALLING 1st time buyers/investors! Cul-de-sac located is this spacious three-bedroom GROUND FLOOR apartment, offering well-presented accommodation ideal for the rental market with a GREAT yield potential and low service charge.

The property is set back from the road and approached via a fore garden, leading to the main entrance.

Once inside, the welcoming interior briefly comprises: a generous living room with access to a balcony, a fitted kitchen, three well-proportioned bedrooms, and a modern bathroom. The flat also benefits from useful built-in storage.

The property enjoys a private balcony providing an ideal outdoor seating area, along with a landscaped rear garden.

Perfectly placed for convenience, the home is close to a range of local amenities and shopping areas. Excellent transport links are nearby, with Acoc's Green train station just a short walk away, along with regular bus services and easy access to main road networks.

### Details:

**Living Room** 18'3" x 6'7" (5.56m x 2m) Both Max

**Kitchen** 10'11" x 10'2" (3.33m x 3.1m)

**Bedroom 1** 13' x 10'2" (3.96m x 3.1m)

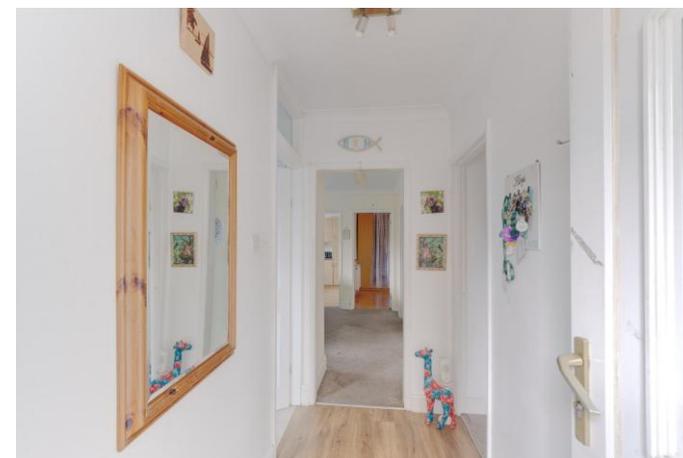
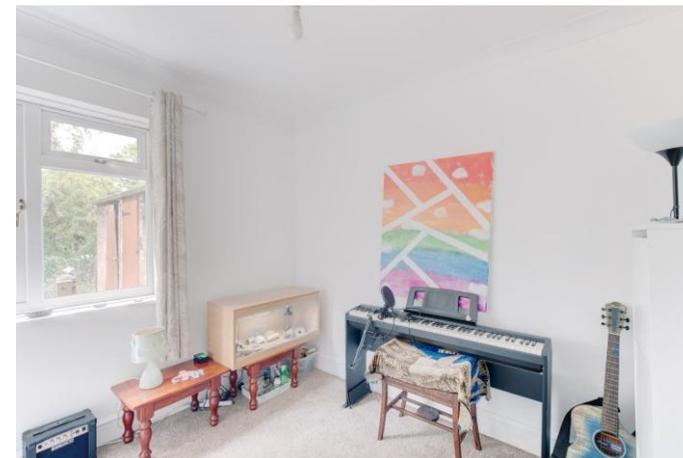
**Bedroom 2** 9'10" x 11'3" (3m x 3.43m)

**Bedroom 3** 9'10" x 8'4" (3m x 2.54m)



**Bathroom** 10'6" x 8'2" (3.2m x 2.5m) Both Max

**Balcony** 10'2" x 3'10" (3.1m x 1.17m)



**EPC Rating:** To be confirmed

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

**Tenure:** Leasehold (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 £39 + 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. 70.9 sq. metres (763.5 sq. feet)

Total area: approx. 70.9 sq. metres (763.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and 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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