

AP MORGAN



Genners Lane, Bartley Green
Offers in excess of £190,000

Features:

- Well presented, three-bedroom, end-terrace house in Bartley Green
- Perfect for first time buyers and investors
- Spacious lounge
- Generous kitchen/breakfast room
- Two double & one single bedrooms
- Family bathroom
- Separate WC
- Plenty of storage
- Versatile rear garden
- External outbuilding
- External garage
- Prime position for amenities

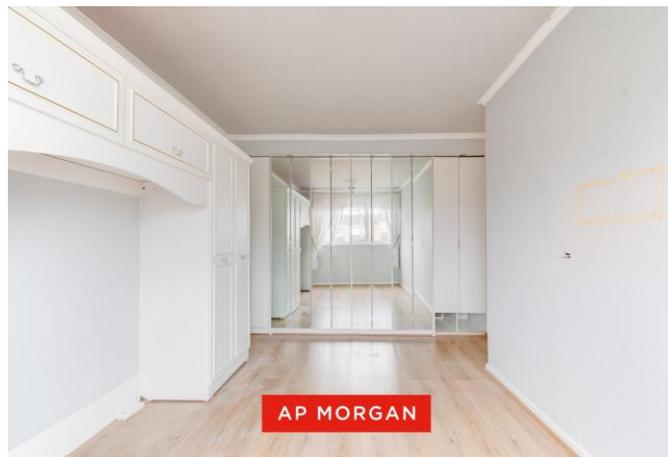
Description:

This well presented, three-bedroom, end terrace house in Bartley Green, Birmingham is perfect for first time buyers and investors. Presenting a spacious lounge, generously sized kitchen/breakfast room, two double and one single bedrooms, a family bathroom, separate WC, plenty of storage, a versatile rear garden, an external garage, outbuilding and is in prime positioning for amenities.

Entering the property to the porch and entrance hall, there is ample room for removing footwear and jackets. The spacious lounge is immediately accessible presenting space for multiple suites, a dining table and chairs, a front facing bay window, fireplace and access to the adjoining breakfast kitchen. The kitchen is generously sized, presenting significant counterspace with an integral double sink with drain, gas hob, electric oven and space/plumbing for freestanding appliances. There is also a breakfast counter with bar style seating, space for a dining table, chairs and rear garden access through double French doors.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with integral wardrobes, Bedroom Two is a similarly large double looking to the rear also presenting integral wardrobes, Bedroom Three is the single bedroom of the property looking to the front aspect also with integral wardrobes. The bathroom presents a washbasin and bath/shower with the first floor completed by a separate WC.

The garden opens to a raised, decked patio hosting space for garden furniture and access to an outbuilding hosting covered storage space. Continuing to a grass laid lawn and planting beds at the borders, the garden is versatile and completed by wooden panel fencing.



The area of Bartley Green offers fantastic access to local transport and major road links for travel to surrounding areas including access to Selly Oak, Bournville, and Northfield. There is also an external garage allowing for plenty of storage space. Nearby well-regarded schooling is available in addition to local green spaces, shops, and access to the M5 & M42 for further travel.

Details:

Porch

Entrance Hall

Lounge 14'10" x 12'9" (4.52m x 3.89m) Both Max

Kitchen/Breakfast Room 15'2" x 16'2" (4.62m x 4.93m) Both Max

Landing

Bedroom One 14'10" x 9'7" (4.52m x 2.92m) Both Max

Bedroom Two 11'7" x 8'2" (3.53m x 2.5m) Both Max

Bedroom Three 9'3" x 7'8" (2.82m x 2.34m) Both Max

Bathroom 6' x 4'8" (1.83m x 1.42m)

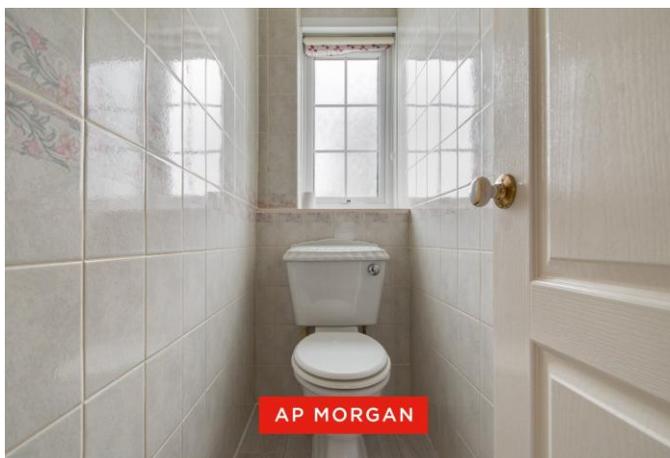
WC 6' x 2'8" (1.83m x 0.81m)

EPC Rating: D

Council Tax Band: B (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.

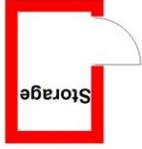
Need a solicitor?

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.

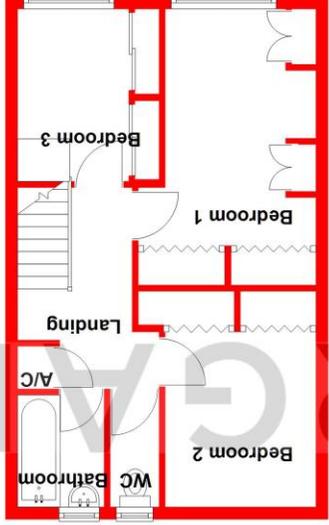
Identity Checks

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.

Outbuilding
Approx. 2.4 sq. metres (25.6 sq. feet)



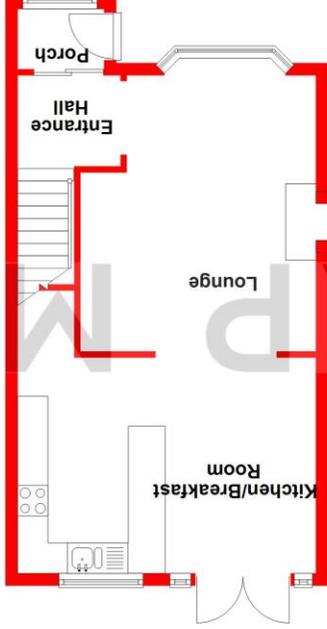
First Floor
Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 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 Planip.

Ground Floor
Approx. 41.9 sq. metres (450.9 sq. feet)



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