

AP MORGAN



Barnsdale Crescent, Birmingham
Offers in the region of £210,000

Features:

- Well presented, two bedroom, semi-detached house.
- Perfect for first time buyers
- Generously sized lounge
- Comfortably sized fitted kitchen
- Spacious garden room with utility area
- Two double bedrooms
- A modern family bathroom
- Low maintenance rear garden
- An outbuilding
- Off street parking
- Prime positioning for amenities

Description:

This well-presented two-bedroom semi-detached house is perfect for first-time buyers. Presenting a generously sized lounge, comfortably sized fitted kitchen, spacious garden room, two double bedrooms, a modern family bathroom, a low-maintenance rear garden, an outbuilding, off-street parking, and is in prime positioning for amenities.

Approaching the property, there is a brick-paved drive giving space for parking multiple vehicles, access to the front door, and rear garden access through a side gate.

Entering the property to the generously sized lounge. There is ample room for removing outdoor footwear/jackets, with space for multiple suites, freestanding furniture, and a large front-facing bay window offering panoramic views of the front aspect and illuminating the room well.

The comfortably sized kitchen hosts plenty of counter space with an integral electric oven, gas hob, dishwasher, and sink with drain. There is access to the rear garden room alongside stairs leading to the first floor landing. The garden room is spacious and gives room for a large dining table and chairs with additional utility area offering counterspace with space/plumbing for freestanding appliances.

Ascending to the first floor landing, Bedroom One is a large double looking to the rear aspect with an integral over stairs storage cupboard and space for freestanding furniture. Bedroom Two is additionally a large double looking to the



front aspect. The family bathroom is large and modern presenting a washbasin, WC and shower.

The rear garden opens to a patio of slate chips which present plenty of space for freestanding garden furniture and external storage. This continues to an additional decked seating area perfect for entertaining. The garden is bordered by wooden panel fencing, flower beds and a wooden outbuilding to the rear.

Situated in Birmingham approximately 1.2 miles from Northfield High Street and under 2.0 miles to Longbridge Town Centre this property is in close proximity to various amenities such as schools, shops, restaurants, parks and multiple public transport links including Longbridge and Northfield train stations and the M42 and M5 motorways.

Details:

Living Room 11'5" x 15'8" (3.48m x 4.78m) Both Max

Kitchen 7'10" x 12'8" (2.4m x 3.86m) Both Max

Garden Room 14'9" x 9'9" (4.5m x 2.97m) Both Max

Landing

Bedroom One 8'7" x 12'9" (2.62m x 3.89m) Both Max

Bedroom Two 11'5" x 8' (3.48m x 2.44m) Both Max

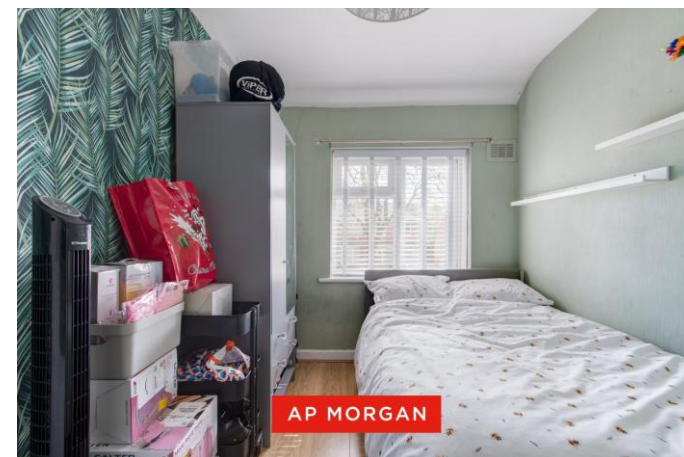
Bathroom 7'9" x 7'6" (2.36m x 2.29m)

EPC Rating: To be confirmed

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?

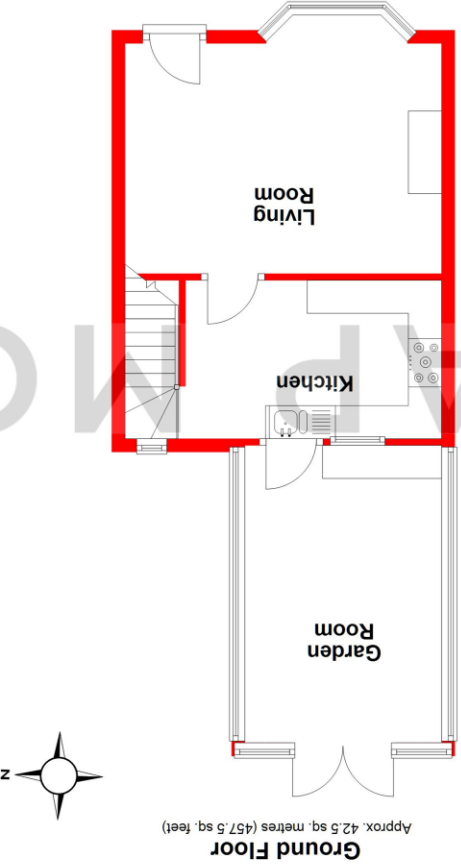
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

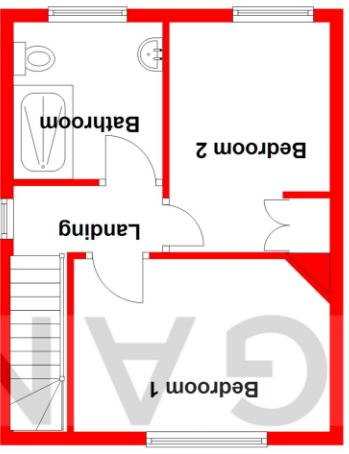
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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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. 42.5 sq. metres (457.5 sq. feet)



First Floor
Approx. 29.6 sq. metres (319.0 sq. feet)

Total area: approx. 72.1 sq. metres (776.6 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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