

AP MORGAN



**Bond Street, Stirchley**  
Offers in excess of £270,000

### Features:

- Spacious reception room
- Generous lounge
- Comfortable kitchen
- Utility
- Ground floor WC
- Two double bedrooms
- Study
- Shower room
- Versatile and low maintenance garden
- Well positioned for amenities

### Description:

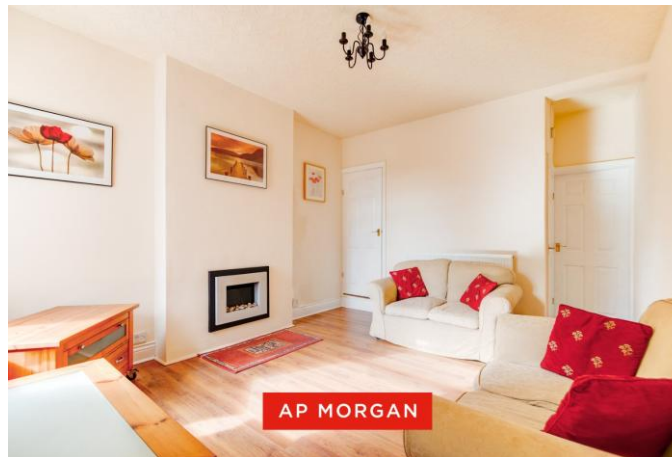
This well presented two-bedroom, terraced house presents a spacious reception room, generous lounge, comfortable kitchen, utility, ground floor WC, Two double bedrooms, study, a shower room, a versatile and low maintenance rear garden with prime positioning for amenities.

Approaching the property there is a front garden with a short wall and gate permitting access to the front door.

Entering the property, there is a spacious reception room offering space for multiple suites and a dining table and chairs allowing for a versatile space. The lounge is accessed from a short hall with an understairs storage cupboard; the lounge is a generous room also with space for multiple suites. The kitchen offers plenty of counterspace with an integral electric oven, gas hob & sink with drain. The utility offers additional counterspace with space/plumbing for freestanding appliances, access to the rear garden and the ground floor WC.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect, Bedroom Two is also a large double looking to the rear aspect, the study gives space for hobbies or working from home with the family shower room accessed from this presenting a washbasin, WC and shower.

The rear garden is tiered and paved opening to a paved outdoor storage area and gives ample space for potted plants and freestanding outdoor furniture. The garden is bordered by wooden panel fencing.



The property is close to amenities such as supermarkets, local schooling, shops and restaurants. Local public transport links are available with train stations easily accessible alongside local parks and recreational grounds.

**Details:**

**Reception Room** 13'2" x 11'10" (4.01m x 3.6m) Both Max

**Lounge** 13'2" x 11'10" (4.01m x 3.6m) Both Max

**Kitchen** 9'x 7' (2.74m x 2.13m)

**Utility** 5' x 4'2" (1.52m x 1.27m)

**Ground Floor WC** 5' x 2'6" (1.52m x 0.76m)

**Landing**

**Bedroom One** 11' x 12' (3.35m x 3.66m) Both Max

**Bedroom Two** 13' x 8'10" (3.96m x 2.7m) Both Max

**Study** 6'7" x 7' (2m x 2.13m)

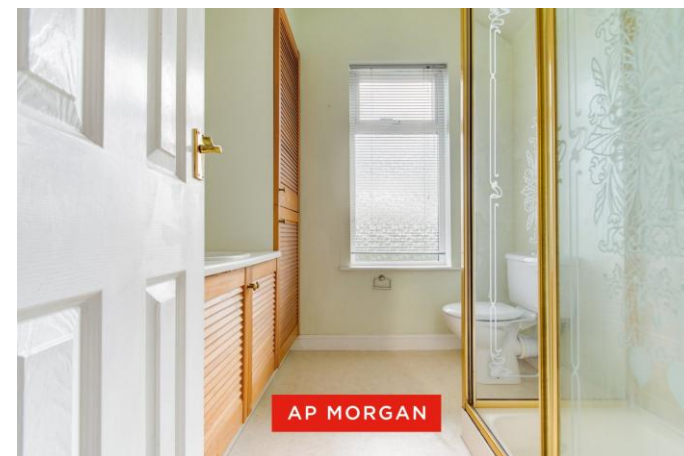
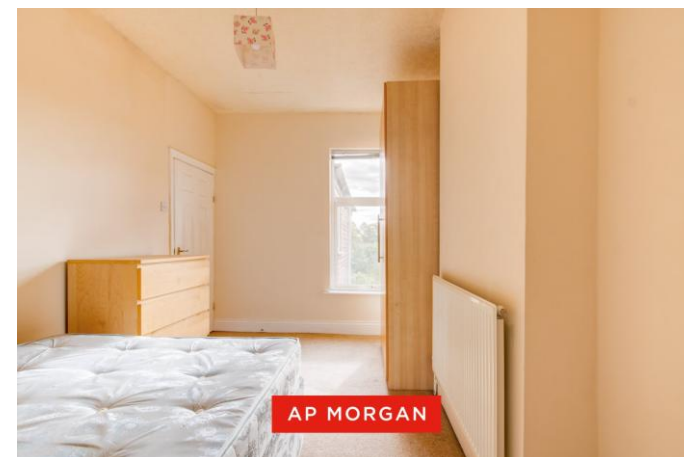
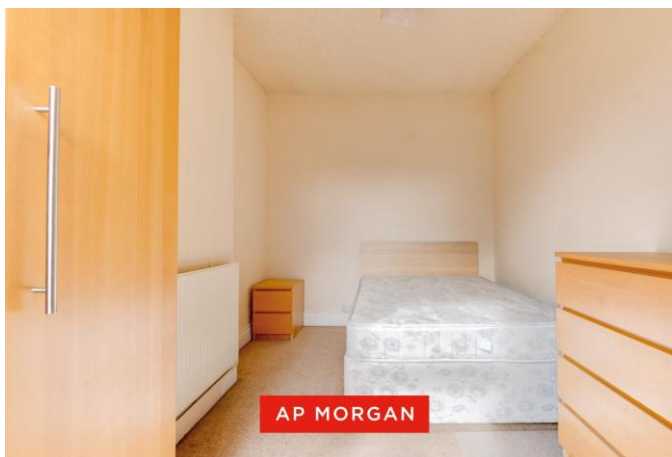
**Shower Room** 7'3" x 5'1" (2.2m x 1.55m) Both Max

**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.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.



Total area: approx. 80.2 sq. metres (863.5 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.

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