



AP MORGAN

Alvechurch Road, Birmingham
Offers in excess of £270,000

Features:

- Beautifully presented, three-bedroom, semi-detached home
- Exciting opportunity for first time buyers and growing families
- Generously sized lounge
- Spacious kitchen/dining room
- Ground floor WC
- Rear conservatory
- Ensuite shower room
- Family bathroom
- Low maintenance rear garden
- Allocated parking and visitor space
- Hive smart heating
- Prime positioning for amenities

Description:

Three Bedrooms, Zero Compromises. Finally, a Home Worth Getting Excited About!

If you have been searching for a beautifully presented home that ticks every box without the need to lift a finger, this could be the one.

Whether you are taking your first step onto the property ladder or need more room for a growing family, Alvechurch Road offers a smart, flexible layout across 940 square feet that simply works.

Step inside and the ground floor sets the tone immediately. A generous lounge gives you the space to properly relax, while the spacious kitchen and dining room is the kind of space that brings people together, whether that is a weekday family dinner or a lazy Sunday morning. A ground floor WC adds that everyday practicality that you only truly appreciate once you have it, and the rear conservatory extends your living space beautifully, flooding the back of the house with natural light whatever the season.

Head upstairs and the layout is equally well considered. The principal bedroom benefits from its own ensuite shower room, giving you that hotel-at-home feel every morning, while two further bedrooms and a family bathroom serve the rest of the household with ease.

Outside, the low maintenance rear garden means more time enjoying your weekends and less time maintaining them. Allocated parking and a visitor space take the stress out of coming home, and with Hive smart heating already installed, you are in control of your comfort from the moment you move in.



The location does the rest. Placed within easy reach of everyday amenities, this is a home that works as hard as you do.

Call us now to arrange your viewing. Homes like this rarely wait around.

Details:
Hall

WC 6'4" x 2'5" (1.93m x 0.74m)

Lounge 16'8" x 14'8" (5.08m x 4.47m) Both Max

Kitchen 9'10" x 14'7" (3m x 4.45m) Both Max

Conservatory 9' x 12'1" (2.74m x 3.68m) Both Max

Landing

Bedroom One 11'3" x 8'7" (3.43m x 2.62m) Both Max

En-suite Shower Room 7'10" x 4'4" (2.4m x 1.32m) Both Max

Bedroom Two 10'7" x 8'2" (3.23m x 2.5m) Both Max

Bedroom Three 8'9" x 5'9" (2.67m x 1.75m) Both Max

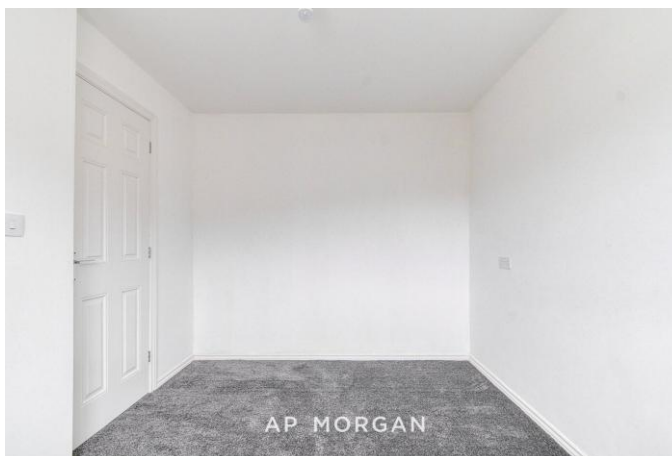
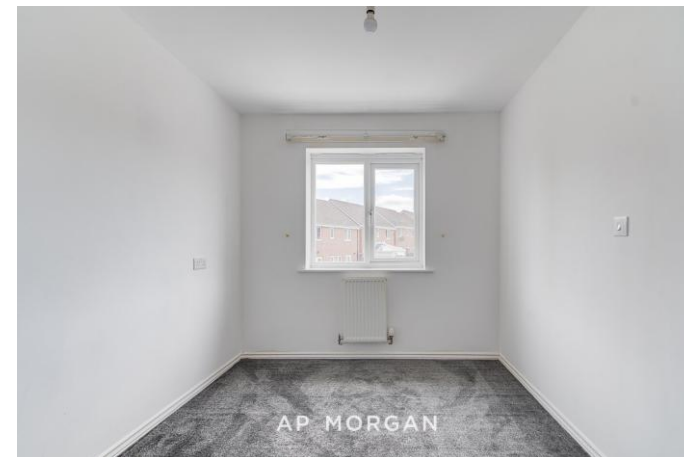
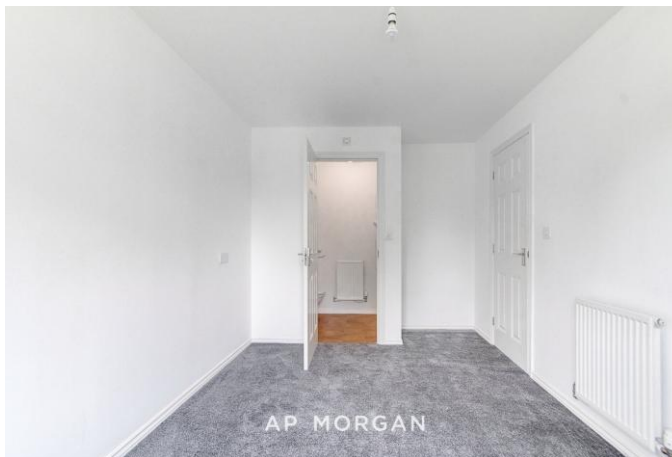
Bathroom 6'2" x 5'6" (1.88m x 1.68m) Both Max

EPC Rating: C

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?

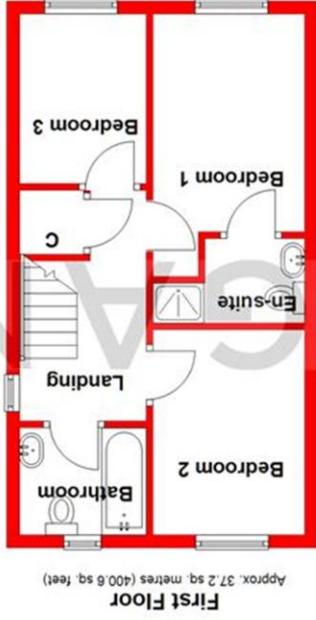
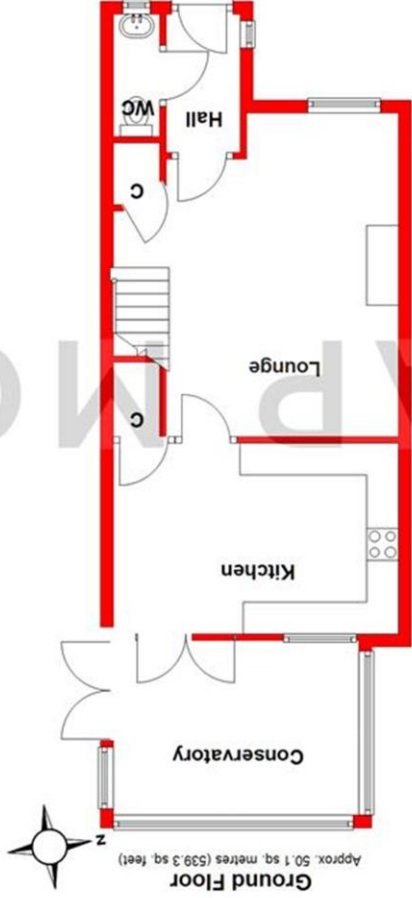
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 87.3 sq. metres (940.0 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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