

**AP MORGAN**



**Cottrell Way, Birmingham**  
Asking Price £213,500

### Features:

- Two double bedrooms
- Generous lounge
- Spacious fitted kitchen/diner
- Ground floor WC
- Pantry cupboard
- Contemporary family bathroom
- Versatile rear garden
- Powered outbuilding
- Off-street parking

### Description:

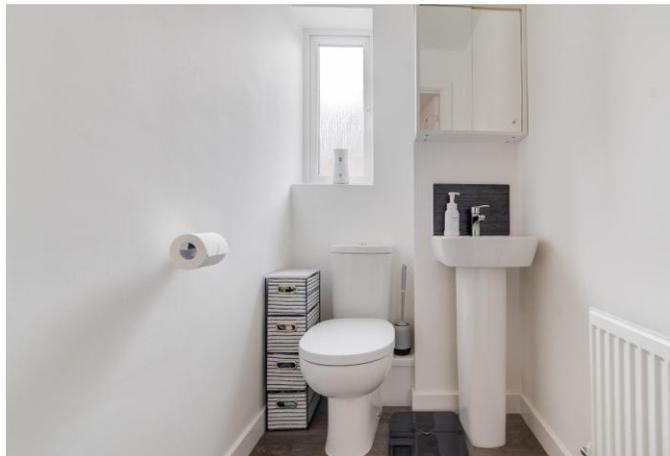
This property is a low-cost housing unit where the sale price cannot exceed 70% of the valuation undertaken by a RICS qualified surveyor and that condition remains in perpetuity. Buyers will need to be financially qualified by Birmingham City Council and will be approved/denied based on their individual circumstances and financial situations. Please note: Current income thresholds are £40,000 per annum for an individual and £60,000 per annum for a couple/household; additionally, the property must be the sole residence of the buyer.

The property is a well presented, two-bedroom house presents a generous lounge, spacious fitted kitchen/diner, a ground floor WC, pantry cupboard, contemporary family bathroom, a versatile rear garden, a powered outbuilding and off-street parking.

Approaching the property, there is off-street parking allowing space for parking with a paved path bordering a grass laid lawn with front access to the hall and rear access through a side gate.

Entering the hall, there is room for removing outdoor footwear, with the lounge and stairs to the first-floor landing immediately accessible. The spacious lounge presents room for multiple suites and presents an electric fireplace and an understairs cupboard. The lounge continues to a secondary hall with a pantry cupboard and ground floor WC. The kitchen/diner is modern, presenting plenty of counterspace with an integral electric oven, electric hob, dishwasher, 50/50 fridge/freezer, washing machine and sink with drain. The diner area has ample room for a dining table and chairs alongside views to the rear garden and access through French doors.

The first floor presents Bedroom One, a large double looking to the front aspect with an integral over stairs storage cupboard. Bedroom Two is also a large double looking to the rear. The family bathroom is contemporary presenting a washbasin, WC and bath/shower. The first floor is completed by an additional integral storage cupboard accessed on the landing.



The rear garden opens to a paved patio, presenting ample space for outdoor furniture and activities. There is a powered outbuilding perfect for an external office. The garden is versatile and is bordered by wooden panel fencing.

Situated approximately 1.1 miles from Selly Oak Shopping Park, the property is a short drive to local amenities such as schooling, shops, restaurants and supermarkets. With local bus routes and Selly Oak train station easily accessed.

**Details:**

**Hall**

**Lounge** 11'10" x 12'3" (3.6m x 3.73m) Both Max

**Hall**

**Pantry** 4'5" x 2'10" (1.35m x 0.86m)

**Ground floor WC** 3'9" x 4'9" (1.14m x 1.45m) Both Max

**Kitchen/Diner** 8'7" x 12'8" (2.62m x 3.86m) Both Max

**Landing**

**Bedroom One** 9'5" x 12'8" (2.87m x 3.86m) Both Max

**Bedroom Two** 8'7" x 12'8" (2.62m x 3.86m) Both Max

**Bathroom** 6'2" x 6'3" (1.88m x 1.9m)

**EPC Rating:** B

**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](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.

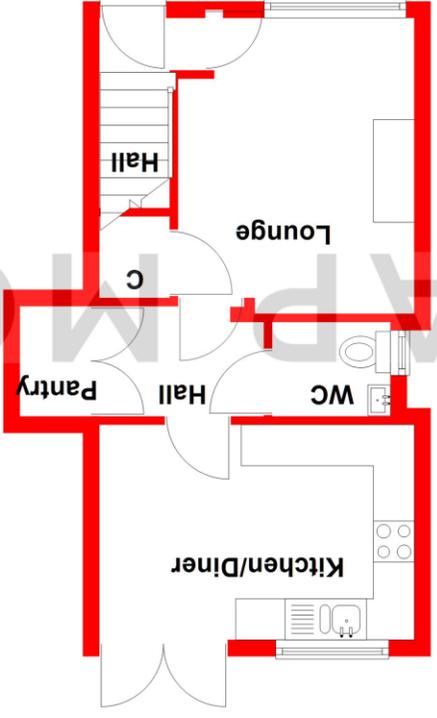
### Need a solicitor?

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.

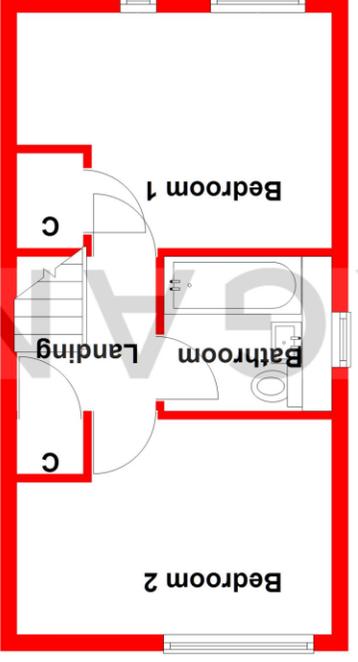
### Identity Checks

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. 33.1 sq. metres (356.5 sq. feet)



First Floor  
Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.5 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 PlanlP.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.