



AP MORGAN

Lynfield Close, Birmingham
Offers in the region of £230,000

Features:

- Three Bedroom Family Home
- Fully Renovated Throughout
- Renovated Kitchen with Fitted Appliances
- Renovated Bathroom
- Private Garden Retreat
- Private Driveway
- Popular, Private Location
- Excellent Motorway and Road Links

Description:

Twenty years of love, a full renovation, and a private garden retreat. Some homes just get better with time.

This three-bedroom house sits in a popular, private spot, and has been in the care of the same family for over twenty years, who have renovated it tastefully throughout. It offers a private driveway, a fully renovated kitchen and bathroom, and a garden that feels like a genuine retreat away from it all. At 862 sq ft, it's a spacious family home that's ready to move straight into.

We asked them what made them buy it...

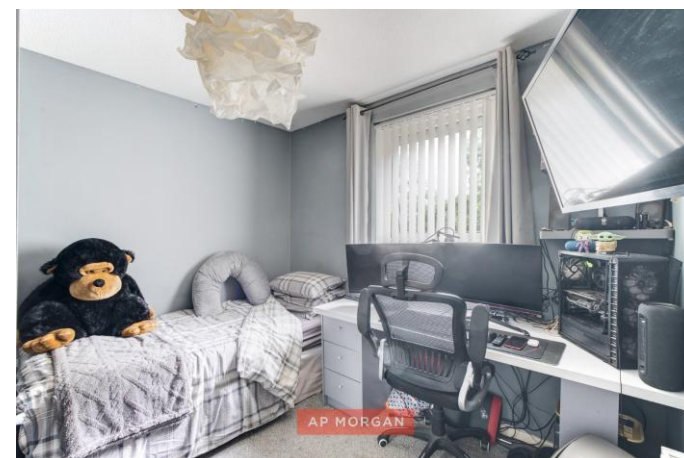
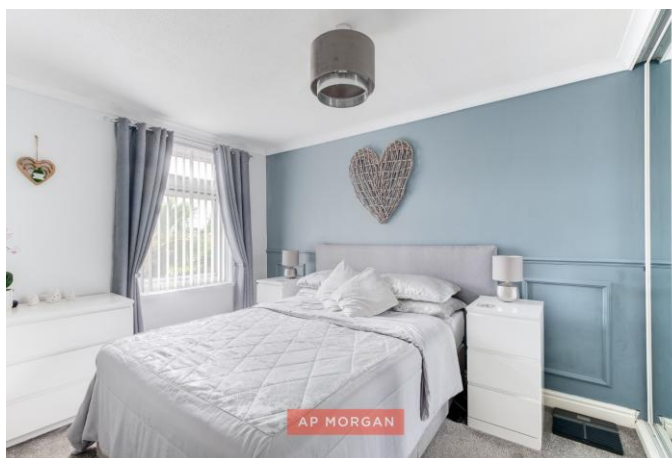
"We love how private the garden is. It was also perfect for school catchment and local shopping."

What about the house itself?

"The kitchen has been completely renovated with fitted appliances, as well as the bathroom."

Our agents say...

Twenty years in one family tells you everything about how well this house has been loved and looked after. The kitchen diner is a real showpiece, fully renovated with fitted appliances, and the lounge offers a comfortable, sociable space at the front of the house. Upstairs, three bedrooms and a smartly renovated bathroom give the whole family room to spread out. And that private garden is the sort of space you will want to spend every summer evening in, whether that's dinner outside or simply somewhere quiet to unwind.



The location has plenty going for it too, with local shopping and amenities close by and excellent motorway and road links for commuters. Add the private driveway into the mix, and you have a home with the practical boxes ticked as well as the lifestyle ones.

Homes like this, cared for by the same family for two decades, do not come to market often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Porch

Hall

Lounge 11'9" x 11'7" (3.58m x 3.53m)

Kitchen/Diner 17'10" x 11'7" (5.44m x 3.53m) Both Max

Landing

Bedroom 1 14'4" x 11'11" (4.37m x 3.63m) Both Max

Bedroom 2 9'7" x 8'7" (2.92m x 2.62m)

Bedroom 3 8'10" x 8'9" (2.7m x 2.67m)

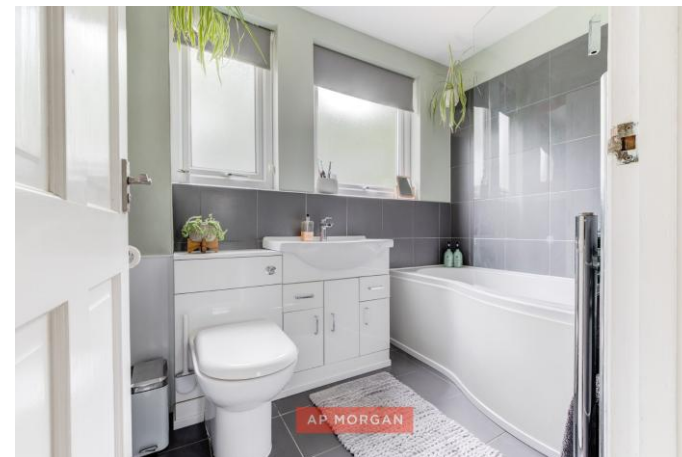
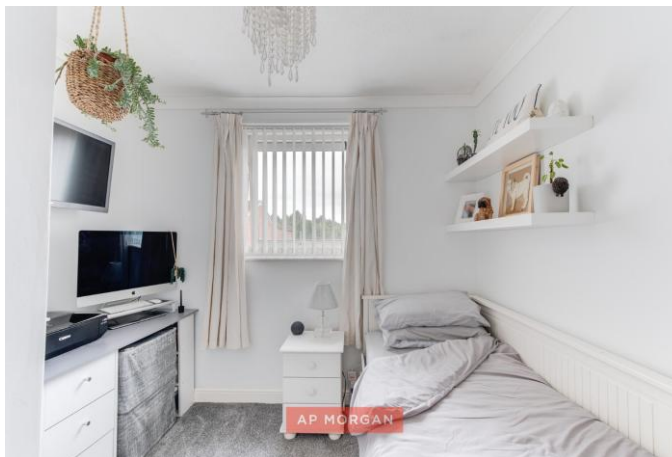
Bathroom 7'11" x 5'7" (2.41m x 1.7m)

EPC Rating: TBC

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

Property to sell?

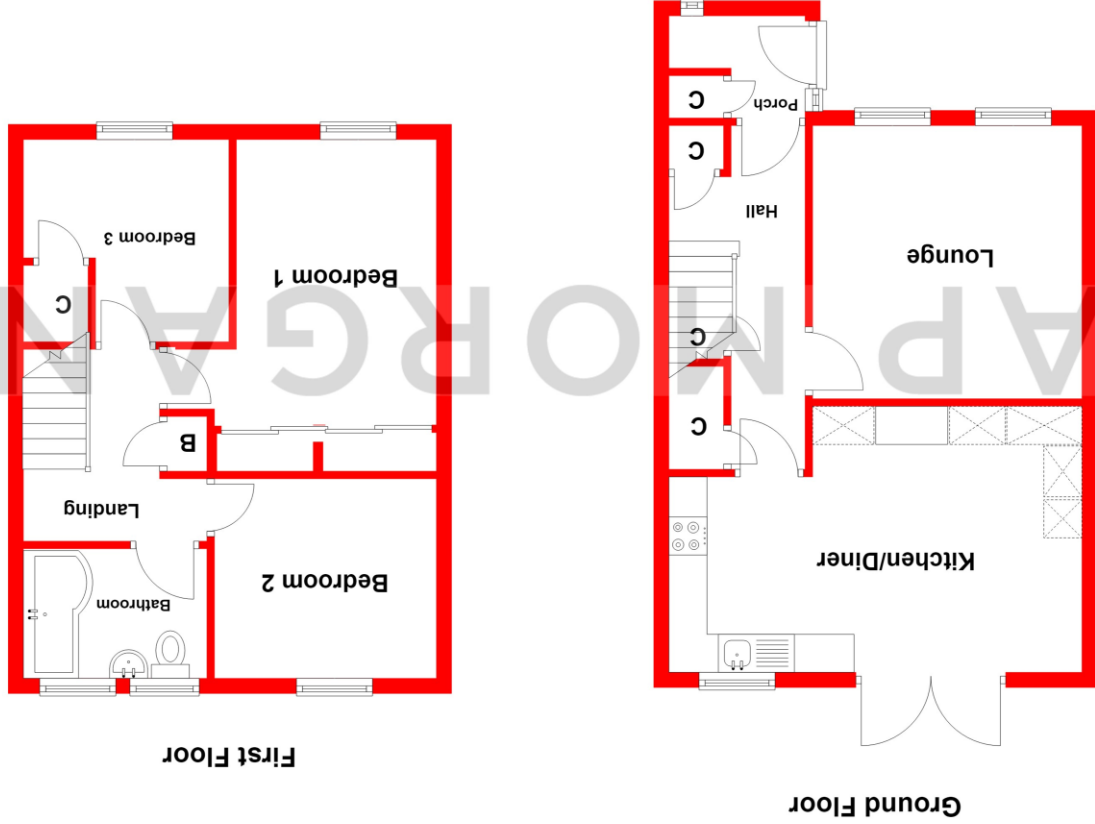
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 80.1 sq. metres (862.1 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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