

**AP MORGAN**



**Tanners Way, Birmingham**  
Offers in the region of £210,000

**Features:**

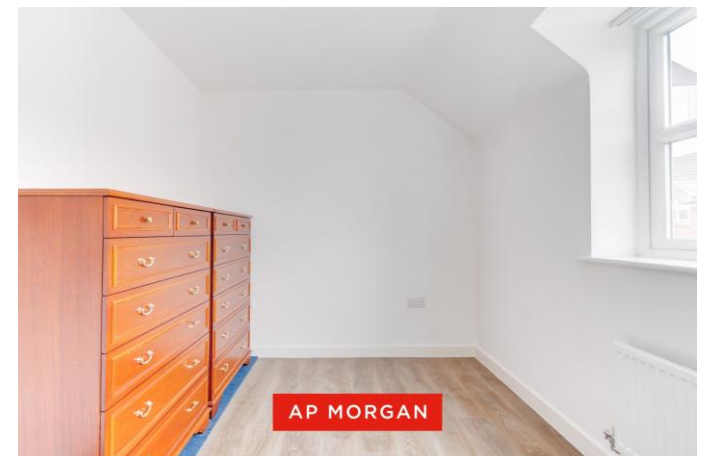
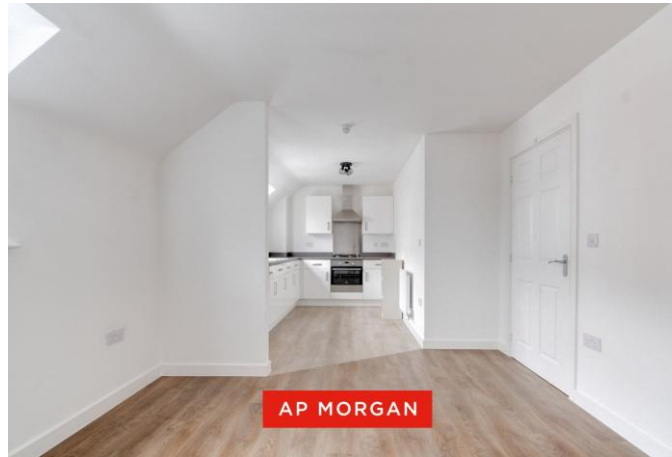
- Second floor flat
- Built within the last seven years
- Three years left on guarantee
- Two double bedrooms
- Spacious lounge
- Contemporary fitted kitchen
- Modern bathroom
- Access control system
- Off-street parking
- Prime location for amenities

**Description:**

This second floor, two-bedroom flat is situated in Selly Oak, Birmingham and presents a spacious lounge, contemporary fitted kitchen, two double bedrooms, a modern bathroom, front door access control system and is situated in a prime location for amenities.

Approaching the property, there is a paved path leading to the front door giving access to the block through an intercom and access control system. Entering the flat, there is a hall which gives space to remove shoes and jackets. The spacious lounge offers space for multiple suites with views looking to the rear, the kitchen is contemporary and fitted presenting ample counter space with an integral electric oven, gas hob, dishwasher, washing machine, a sink with drain and space for freestanding appliances. Bedroom one is a large double looking to the front aspect and presents an integral double wardrobe. Bedroom Two is also a large double looking to the front aspect. The bathroom is modern and hosts a washbasin, WC and bath/shower.

The property is situated in Selly Oak and is in a prime position for amenities, approximately 1 mile from Battery Retail Park hosting shops, restaurants and supermarkets within a short drive. The Selly Oak Train station is also 1 mile from the property giving wider access to Birmingham City Centre and local bus routes.



**Details:**

**Hall**

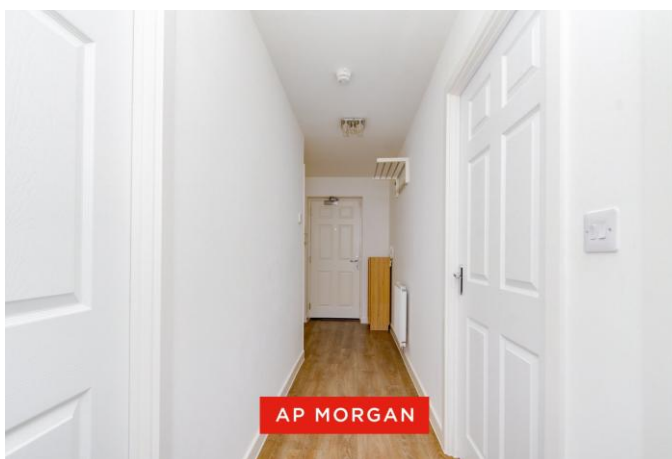
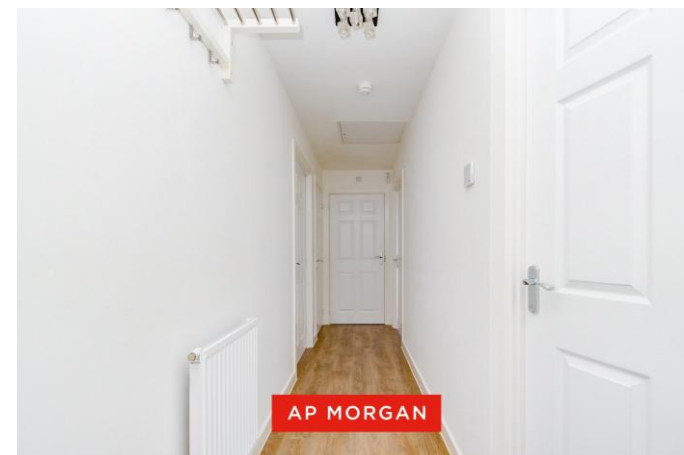
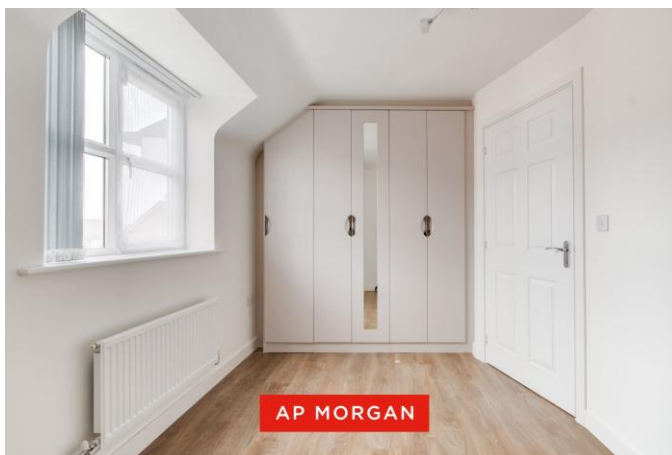
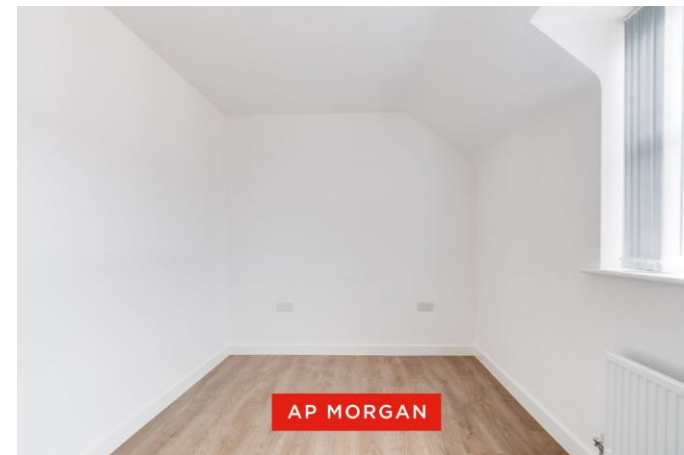
**Lounge** 13'10" x 10'8" (4.22m x 3.25m) Both Max

**Kitchen** 11'8" x 7'11" (3.56m x 2.41m) Both Max

**Bedroom One** 12'5" x 8'1" (3.78m x 2.46m) Both Max 10'9" to Wardrobes

**Bedroom Two** 10'4" x 8'1" (3.15m x 2.46m)

**Bathroom** 5'11" x 6'3" (1.8m x 1.9m)



**EPC Rating:** B

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (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?

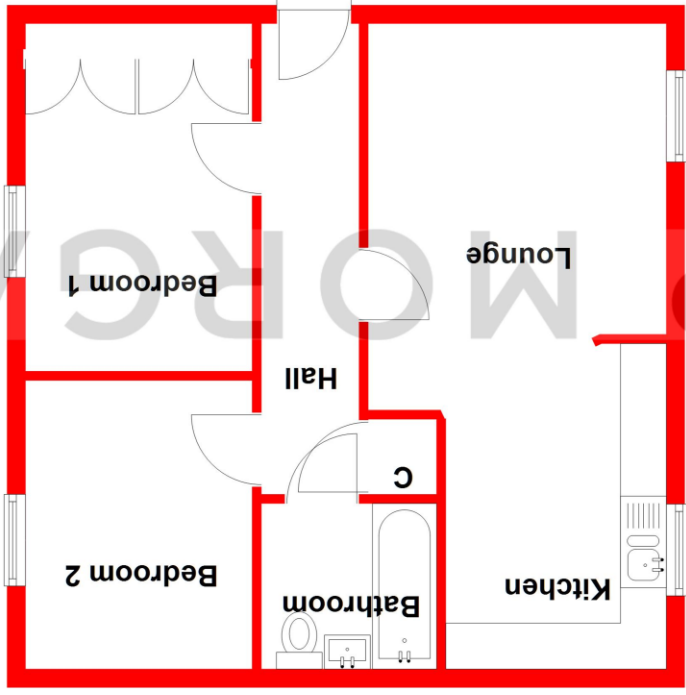
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

## Second Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 49.2 sq. metres (529.9 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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