

**AP MORGAN**

**Gildas Avenue, Birmingham**  
Offers in excess of £160,000



### Features:

- Two double and one single bedrooms
- Spacious lounge
- Large kitchen/breakfast room
- Utility room
- Ground floor WC
- Family bathroom
- Off street parking
- Low maintenance rear garden
- Communal garden

### Description:

This three-bedroom, ground floor, duplex flat presents a spacious lounge, a large kitchen/breakfast room, utility room, ground floor WC, family bathroom, off-street parking and low maintenance rear garden.

70 years left on lease - Can be extended on completion.

Rent / Ground rent £192.38

Service Charge is paid through ground rent.

Approaching the property, there is a tarmac parking area with space for parking multiple vehicles with two spaces allocated to the flat while allowing front access to the lounge and rear access to the garden through a back gate.

Entering the property, the lounge is spacious, presenting space for multiple suites, room for a dining table and chairs whilst also presenting an electric fireplace. The kitchen/breakfast room is accessed from a hall offering ample counterspace an integrated electric oven, gas hob and fridge, with additional space/plumbing for freestanding appliances. The utility is similarly large and offers counterspace alongside space/plumbing for freestanding appliances. The ground floor is completed by a WC.

Ascending to the first floor, Bedroom One is a large double looking to the front presenting space for freestanding furniture and integrated wardrobes. Bedroom Two is also a large double, looking to the rear aspect. Bedroom Three is the single of the property and presents space for freestanding furniture and an integral storage cupboard. The first floor is completed by a family bathroom presenting a washbasin, WC and bath/shower.

The garden opens to a paved patio which is covered by a pergola offering space for outdoor furniture and external storage. The garden continues to an artificial grass lawn offering space for outdoor activities and rear access through a gate. The garden is completed by wooden panel fencing. Additionally, there is a communal garden for all residents directly opposite the block allowing excellent space for socialising.





Situated approximately 1.3 miles from Longbridge Shopping Park, it is a short drive from amenities including shops, supermarkets, restaurants, schools and is in close proximity to public transport links such as bus routes with Longbridge Train Station also a short drive.

**Details:**

**Lounge** 15'4" x 16'6" (4.67m x 5.03m) Both Max

**Hall**

**Kitchen/Breakfast Room** 10'10" x 7'6" (3.3m x 2.29m) Both Max

**Utility Room** 6'10" x 8'7" (2.08m x 2.62m)

**Ground Floor WC** 3'1" x 6'2" (0.94m x 1.88m)

**Landing**

**Bedroom One** 10'10" x 10' (3.3m x 3.05m) Both Max

**Bedroom Two** 10'10" x 7'6" (3.3m x 2.29m)

**Bedroom Three** 11'3" x 6'6" (3.43m x 1.98m) Both Max

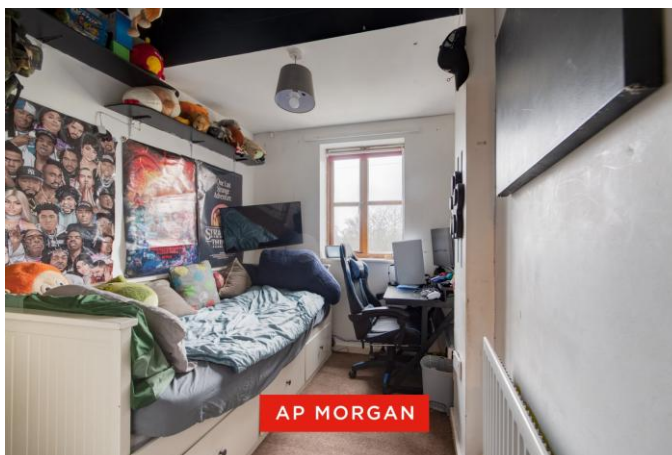
**Bathroom** 5'11" x 6'2" (1.8m x 1.88m)

**EPC Rating:** C

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

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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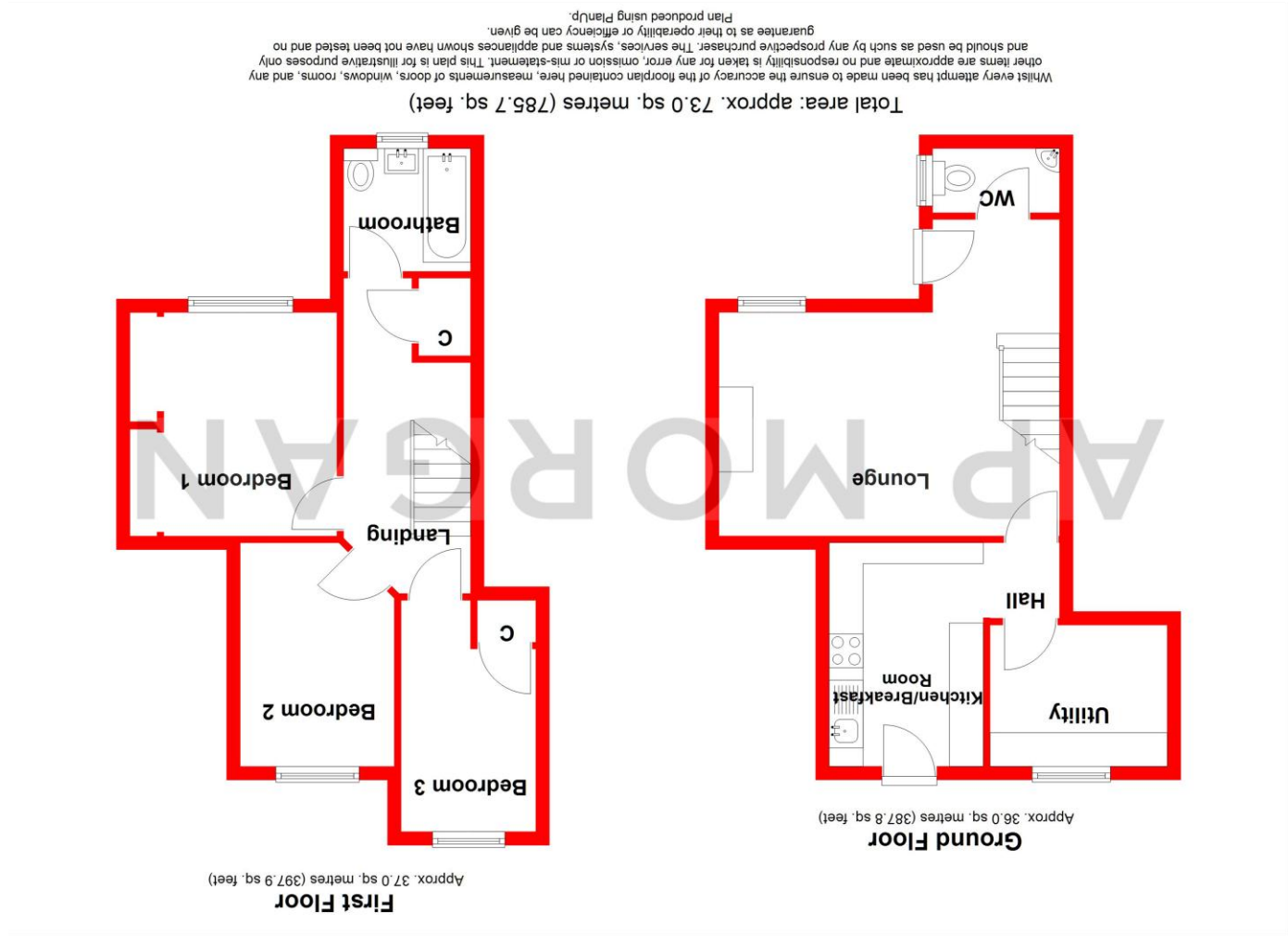
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