

AP MORGAN



Chatham Road, Birmingham, West Midlands
Offers in the region of £200,000

Features:

- Perfect Invest Opportunity
- Central Northfield Location
- Gas Centrally Heated & Double Glazed
- Three Good Sized Rooms
- Freehold Terraced Home
- Stone's Throw from the High Street
- Close to Shops, Eateries & Amenities
- Excellent Public Transport Links

Description:

BEING SOLD WITH TENNANTS IN SITU!

This property is situated in the central and well-established location of Northfield, this good condition three bedroom terraced home offers well-proportioned and versatile accommodation arranged over two floors. The property is ideally suited to first-time buyers and investors alike, providing generous living space and excellent access to local amenities.

Approach

The property is approached directly from the public pavement, leading to the main entrance.

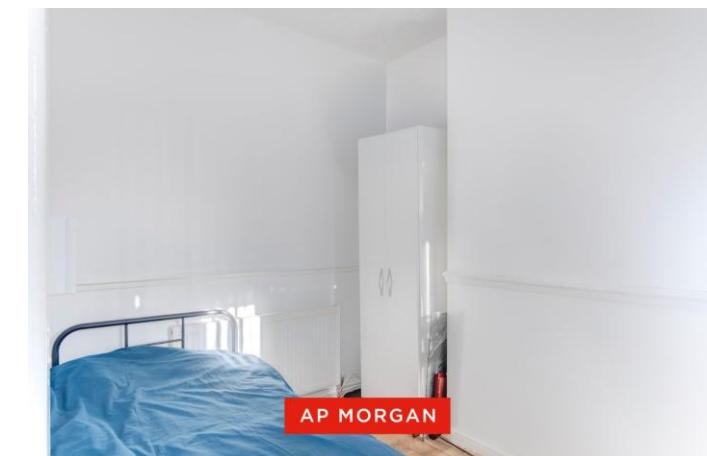
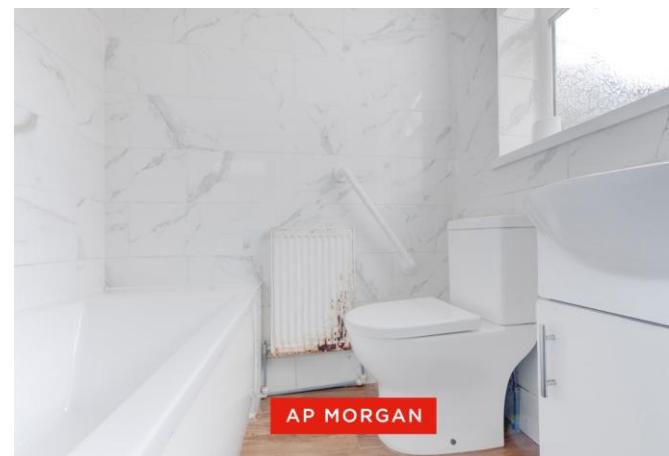
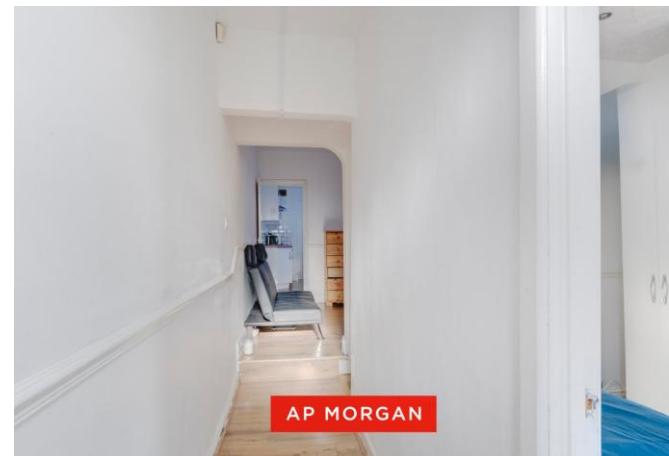
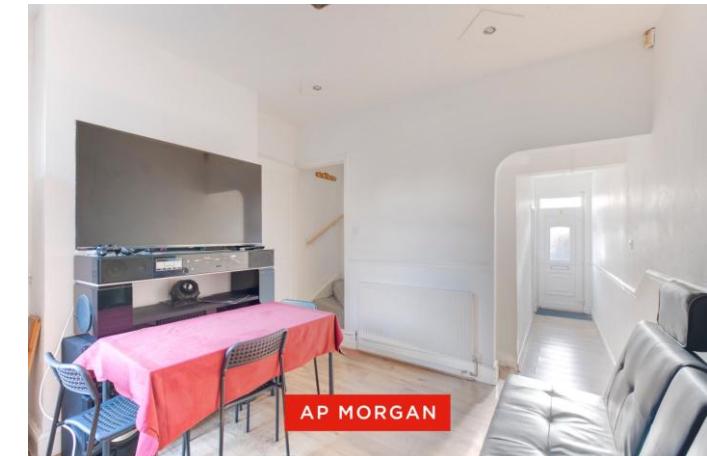
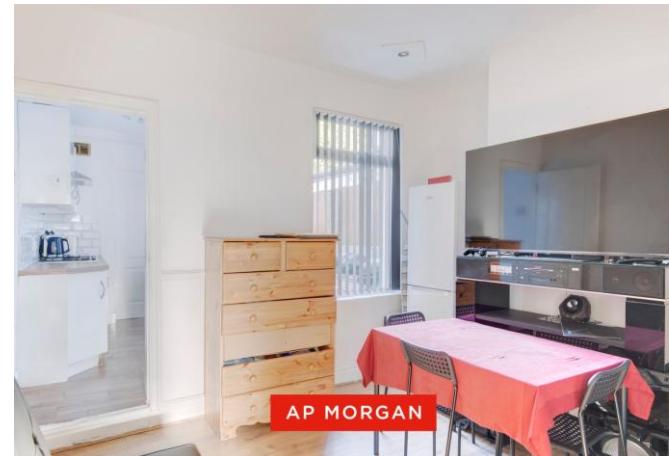
Accommodation

Once inside, the interior briefly comprises a welcoming entrance hall leading through to a front reception room, offering a flexible space that could be used as a dining room, home office or second sitting room. To the rear is a spacious living room providing an excellent area for everyday living. The fitted kitchen is located beyond, offering ample storage and worktop space, with access to the ground floor bathroom which completes the accommodation on this level.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a generous main bedroom, along with additional storage.

Condition

The property is presented in good condition throughout and offers a practical layout with scope for modernisation or personalisation to suit individual needs.



Outside

Externally, the property benefits from a private rear garden, ideal for outdoor activities and entertaining, with plenty of potential to redesign or landscape.

Location

Occupying a highly convenient position, the property is within proximity to Northfield High Street, local schools and a wide range of shops and amenities. Excellent public transport links are readily available, along with easy access to the main motorway networks, making this an ideal home for commuters.

Details:

Hall

Reception Room 13'4" x 7'9" (4.06m x 2.36m) Both Max

Living Room 11'1" x 11'4" (3.38m x 3.45m) Both Max

Kitchen 9'4" x 5'10" (2.84m x 1.78m)

Bathroom 6'3" x 5'8" (1.9m x 1.73m)

Landing

Bedroom 1 11'10" x 14'11" (3.6m x 4.55m) Both Max

Bedroom 2 11'2" x 9'9" (3.4m x 2.97m)

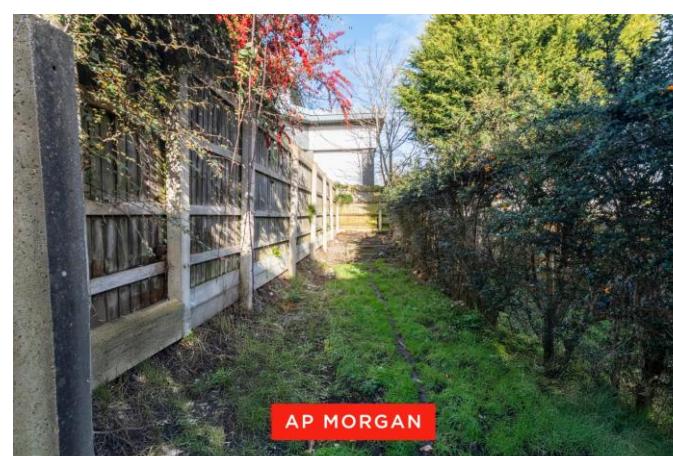
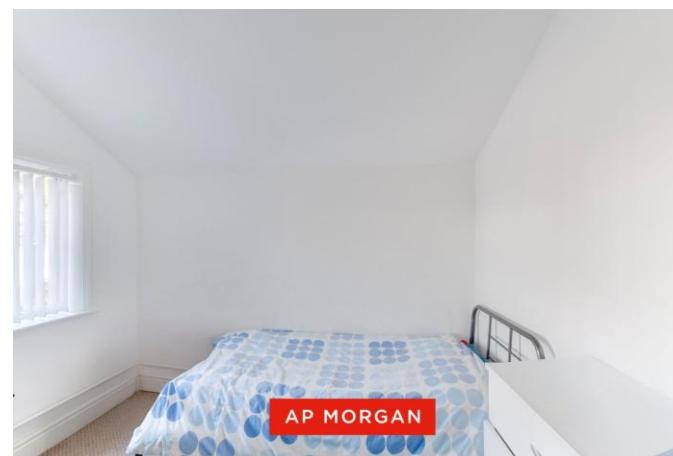
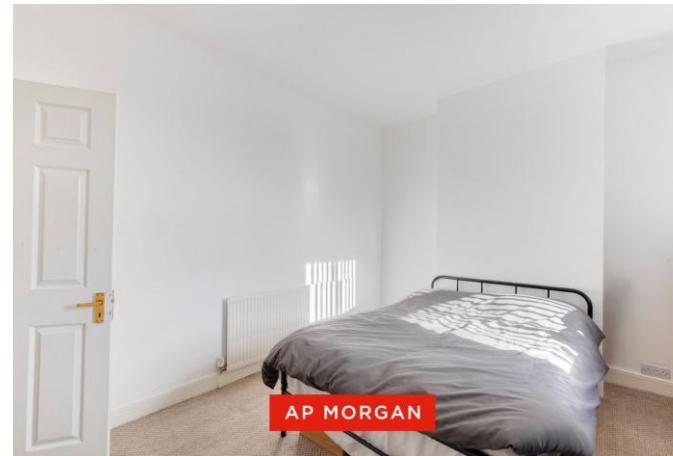
Bedroom 3 9'3" x 7'1" (2.82m x 2.16m)

EPC Rating: D

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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Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

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?

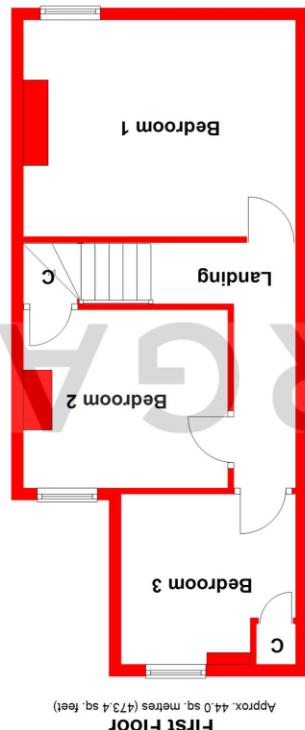
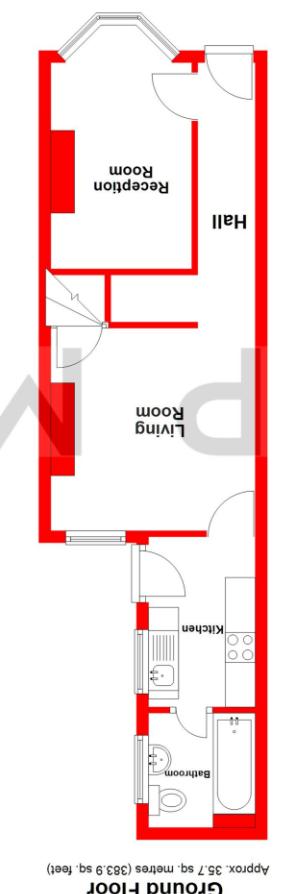
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

Estates 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.



Whilst every effort 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 is given as to their operability or efficiency or given.

Plan produced using PlanIt Pro.

Total area: approx. 79.6 sq. metres (857.3 sq. feet)

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