

AP MORGAN



Callowbrook Lane, Rubery
Offers in the region of £120,000

Features:

- Ground Floor Flat
- One double bedroom
- Spacious lounge/kitchen
- Large bathroom
- Plenty of storage
- Secure, intercom access to block
- Allocated parking bay
- Prime location for amenities

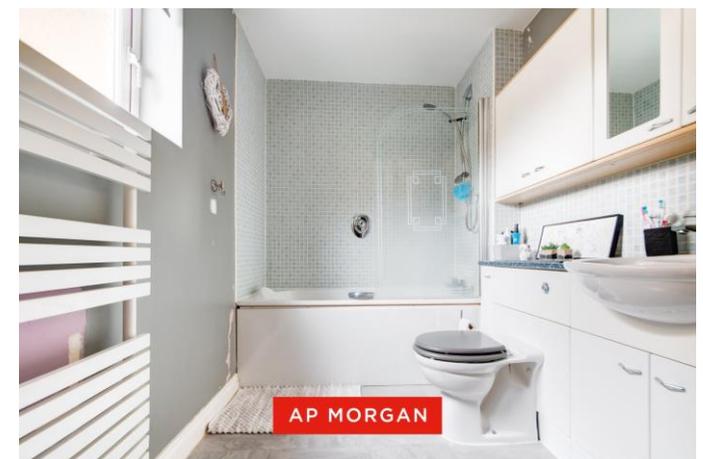
Description:

This well-presented, one bedroom ground floor flat situated in Rubery, Rednal presents a generous lounge/kitchen, large double bedroom, ample bathroom, electric smart heating, plenty of storage, an allocated parking bay, secure intercom access to building and is in a prime location for amenities.

Approaching the property, there is a carpark for the flat hosting an allocated space for the property and visitor spaces for guests. The property is accessed through a security door which uses an intercom system.

Entering the flat to the hall, the generous lounge/kitchen is immediately accessible, hosting room for multiple suites and freestanding furniture with the kitchen presenting ample counterspace with an integral electric oven, electric hob and sink with drain. There is additional space/plumbing for freestanding appliances. Bedroom One is also accessed from the hall and is a large double offering multiple integral wardrobes and side tables with views to the rear aspect. The bathroom is amply sized presenting a washbasin, WC and bath/shower with a counter allowing storage for toiletries. The flat is completed by a storage cupboard and an additional airing cupboard.

Situated roughly 2.2 miles from Longbridge, this flat is positioned a short drive to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.



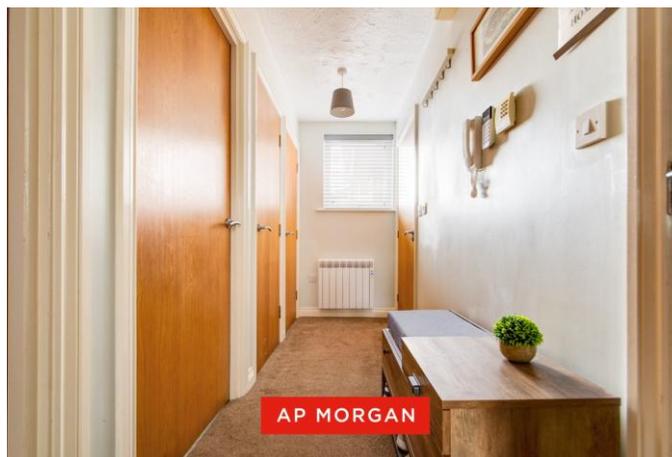
Details:

Hall

Lounge/Kitchen 15'3" x 17'8" (4.65m x 5.38m) Both Max

Bedroom One 12'1" x 13'6" (3.68m x 4.11m) Both Max

Bathroom 6'2" x 7'10" (1.88m x 2.4m)



EPC Rating: E

Council Tax Band: A (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

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. 52.3 sq. metres (562.4 sq. feet)



Total area: approx. 52.3 sq. metres (562.4 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.