

AP MORGAN



Edenhurst Road, Birmingham
Guide Price £150,000

Features:

- For sale through the modern method of auction
- Two double and One single bedrooms
- Spacious lounge
- Generous dining room
- Kitchen
- Ground floor WC
- Bathroom
- Versatile rear garden
- Prime positioning for amenities

Description:

This Property is Being sold by AP Morgan Secure Sale.

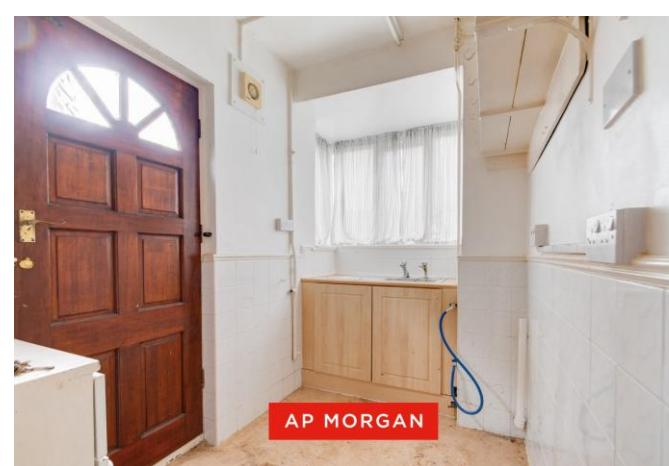
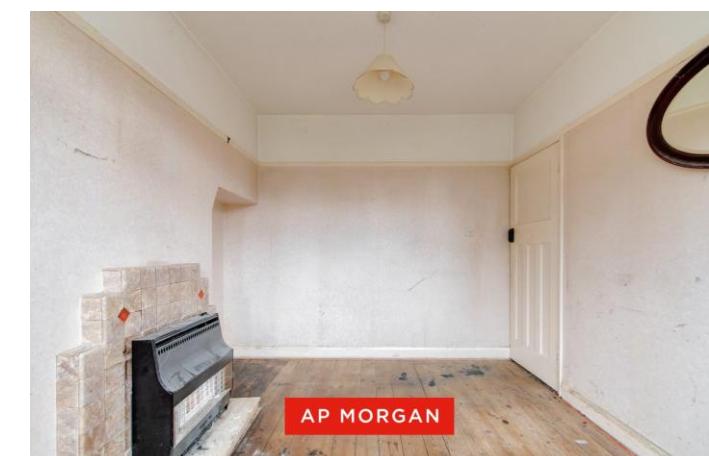
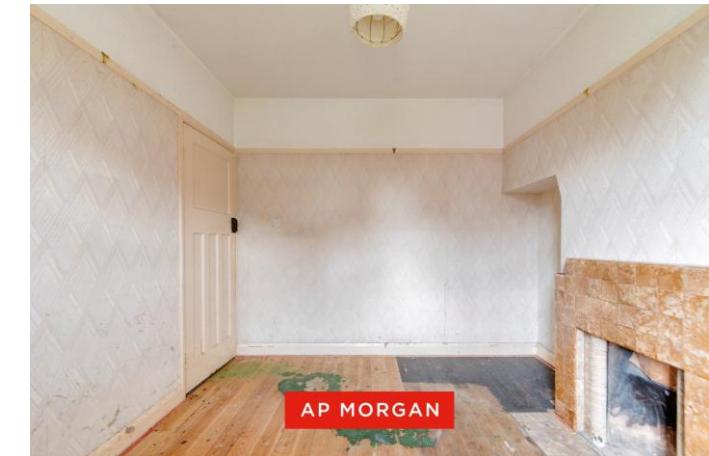
Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

Opportunity to add value! This three-bedroom, semi-detached house in need of refurbishment presents a spacious lounge, generous dining room, kitchen, a ground floor WC, a family bathroom, versatile rear garden and is in prime positioning for amenities.

Approaching the property, there is a grass laid lawn with a paved path leading to the front door to the hall, there is also rear garden access through the side gate.

Entering the property to the hall, there is space for removing outdoor footwear and jackets with the spacious lounge immediately accessible. The lounge presents space for multiple suites and a closed fireplace with potential to fit a heating source; there is also an internal lift to the second bedroom. The dining room is similarly generous and hosts a gas fireplace, space for a dining table and chairs and rear garden access through a single French door. The kitchen presents a counterspace with a rear facing, half-bay window and an integral sink with drain. There is additional rear garden access through a side door. The ground floor is completed by a WC.



Ascending to the first-floor landing, Bedroom One is a large double looking to the rear aspect through a half bay window and presents space for freestanding furniture. Bedroom Two is additionally a large double looking to the front aspect, hosting space for freestanding furniture and lift access to the lounge. Bedroom Three is the single bedroom of the property looking to the front aspect. The first floor is completed by a family bathroom presenting a washbasin, WC, bath and an integral airing cupboard.

The rear garden opens to a paved patio hosting space for outdoor furniture and continues to the grass laid lawn giving additional space and creating a versatile rear garden bordered by flower beds and wooden panel fencing. There is additionally a side alley for further external storage.

The property is close to local shops and amenities, including Longbridge Shopping Centre, and is conveniently situated for well-regarded schools and excellent public transport links, including rail and bus services, making it ideal for commuters.

Details:
Hall

Lounge 11'5" x 10'2" (3.48m x 3.1m)

Dining Room 12'11" x 10'2" (3.94m x 3.1m)

Kitchen 10'6" x 5'4" (3.2m x 1.63m)

Ground Floor WC 3'7" x 2'3" (1.1m x 0.69m)

Landing

Bedroom One 13'9" x 10'2" (4.2m x 3.1m) Both Max

Bedroom Two 10'1" x 10'2" (3.07m x 3.1m)

Bedroom Three 7'1" x 5'4" (2.16m x 1.63m)

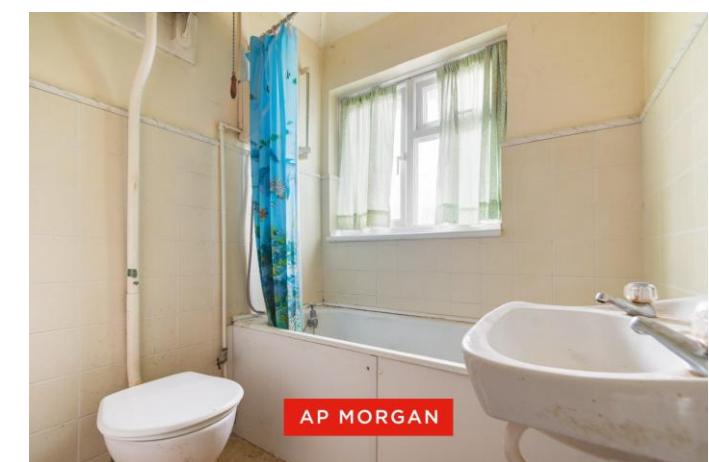
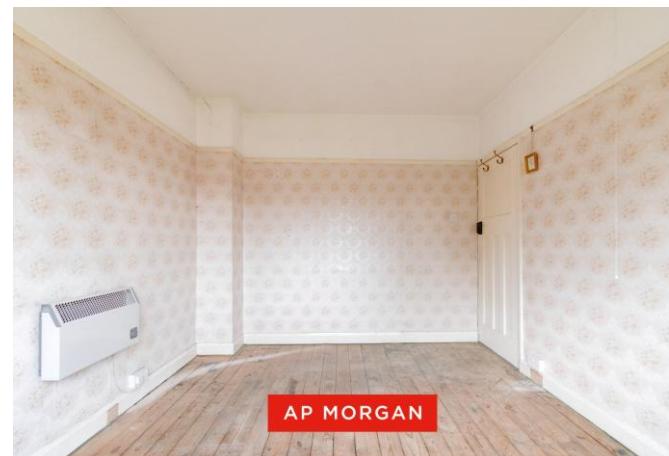
Bathroom 7'8" x 5'4" (2.34m x 1.63m)

EPC Rating: To be confirmed

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 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?

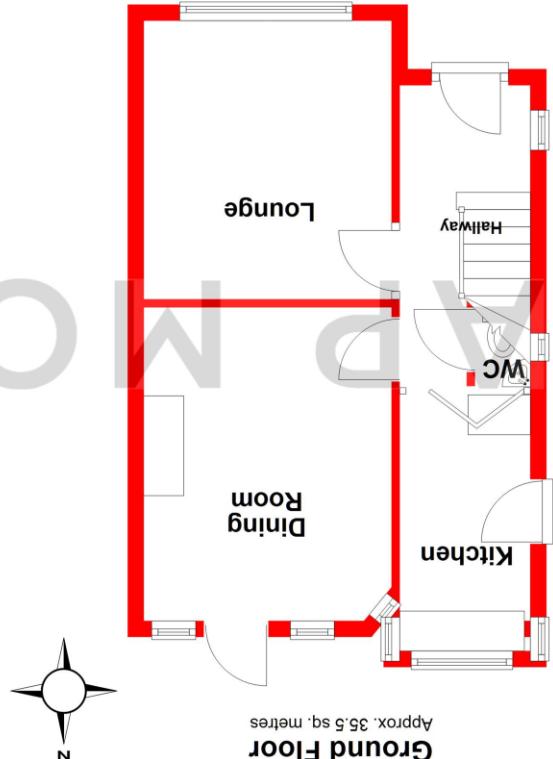
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation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

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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.

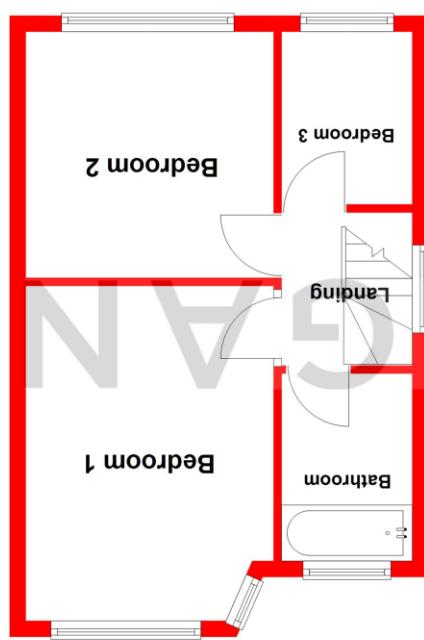


Total area: approx. 69.6 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, and any other items are approximate 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 for any error or omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.

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