

AP MORGAN



Long Nuke Road, Birmingham
Offers in the region of £200,000

Features:

- Well presented, recently renovated, two-bedroom home.
- Exciting opportunity for first time buyers, investors and downsizers.
- Off street parking/drive for a single vehicle
- Two additional allocated spaces in a secure, residents only, private carpark with fob-controlled gate.
- Renovation includes - Recent replastering, new doors fitted throughout, newly fitted kitchen, newly fitted bathroom, all new flooring throughout, recently installed boiler, smart heating system.
- Property has been modernised and is ready to move into!

Description:

Modernised from top to bottom, this two-bedroom home is ready and waiting, no work needed, just move in and enjoy.

100+ Years on Lease

Service charge - Approx. £1200 per annum

Whether you're taking your first step onto the property ladder, adding to your portfolio, or looking to downsize without compromising on quality, this beautifully renovated home deserves a look. Properties finished to this standard don't sit around for long, so early viewing is recommended.

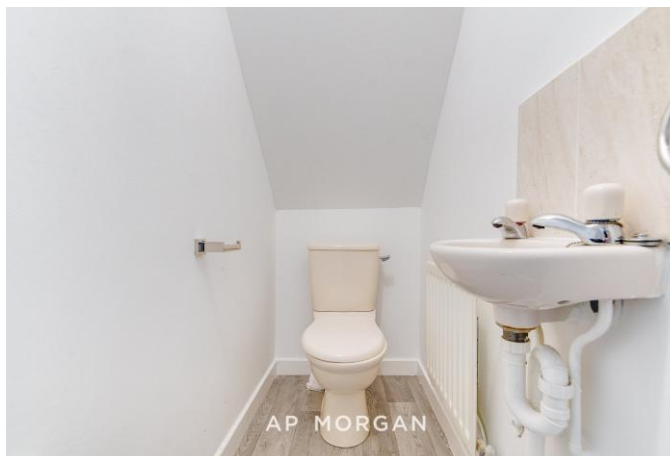
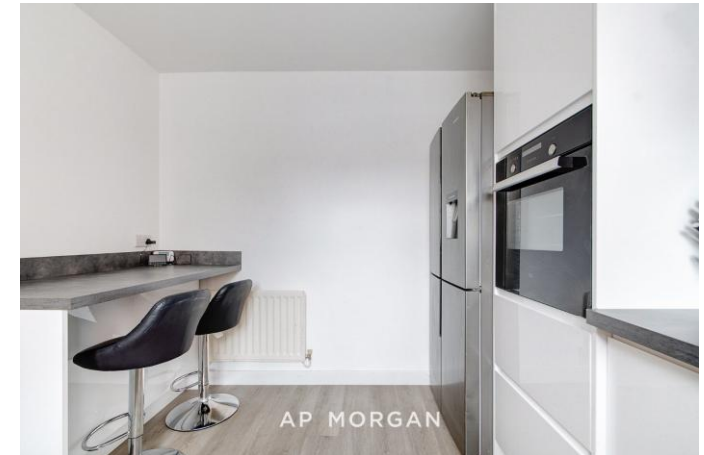
Step through the front door into a welcoming hallway with a handy ground floor WC. The lounge is a generous size and is bright thanks to the double French doors to the rear patio. The kitchen/breakfast room is newly fitted and finished with new units and ready for entertaining or those relaxed weekday mornings.

Upstairs you'll find two well-proportioned bedrooms and a newly fitted shower room, all benefitting from the same attention to detail found throughout the rest of the home. Bedroom two also benefits from an integral over stairs storage cupboard, a thoughtful addition that helps keep things tidy without losing living space.

This home has been thoughtfully renovated throughout, including:

- Recent replastering throughout
- New doors fitted throughout
- Newly fitted kitchen
- Newly fitted bathroom
- All new flooring throughout
- Recently installed boiler
- Smart heating system

Outside, the garden opens onto a paved patio, perfect for outdoor dining or morning coffee, leading to a raised lawn laid to grass, a lovely spot to relax or for children to play.



You'll also benefit from off street parking for one vehicle on the drive, plus two additional allocated spaces in a secure, residents only car park with fob controlled gated access, ideal for multi car households or guests.

Tucked just a short drive from local amenities, this home offers the best of both worlds: a quiet, settled spot to come home to, with everything you need close by.

Contact our team today to arrange your viewing.

Details:

Hall

Lounge 11'10" x 12'11" (3.6m x 3.94m)

Kitchen/Breakfast Room 10'2" x 8'10" (3.1m x 2.7m)

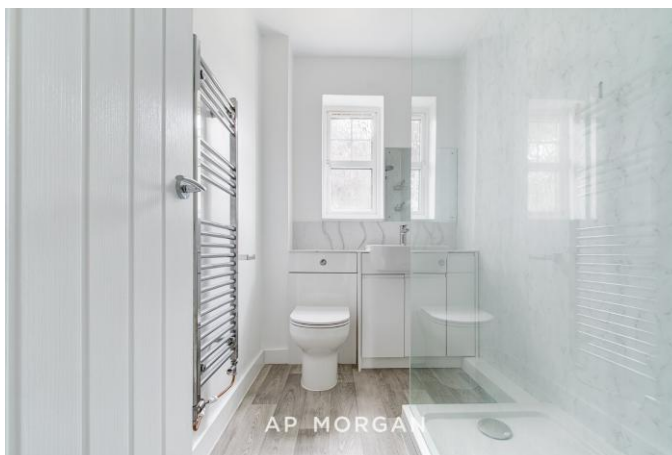
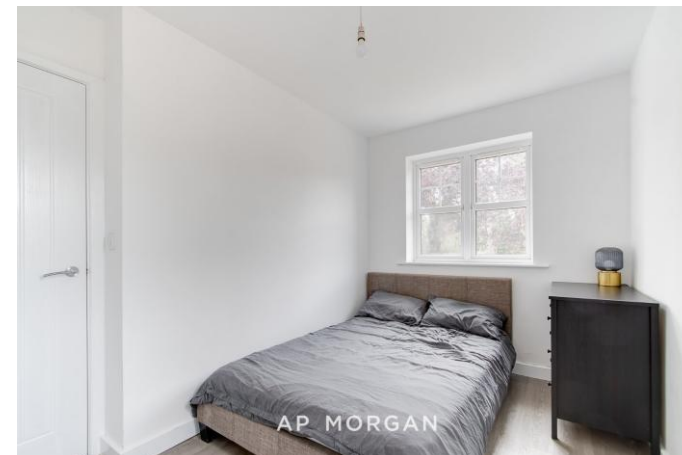
Ground Floor WC 2'10" x 6' (0.86m x 1.83m)

Landing

Bedroom One 10'3" x 12'9" (3.12m x 3.89m)

Bedroom Two 8'11" x 10'9" (2.72m x 3.28m)

Shower Room 7'4" x 5'1" (2.24m x 1.55m)



EPC Rating: C

Council Tax Band: C (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 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?

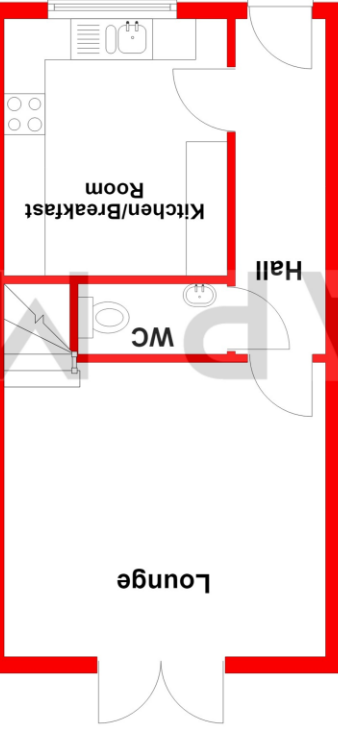
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

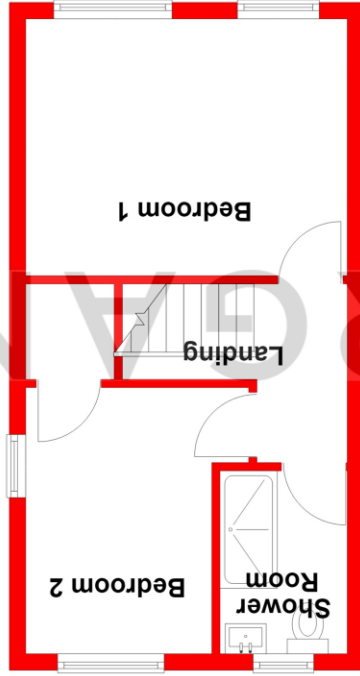
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 £99 + 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. 30.4 sq. metres (327.5 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.6 sq. feet)

Total area: approx. 61.5 sq. metres (662.1 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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