

AP MORGAN



Nuthurst Road, Birmingham
Offers in excess of £230,000

Features:

- Well presented, three-bedroom, semi-detached house
- Two double & one single bedrooms
- Spacious lounge/dining room
- Kitchen
- Utility
- Pantry
- Family bathroom
- Separate WC
- Versatile rear garden
- Well positioned for amenities

Description:

This well presented, three-bedroom, semi-detached house in Birmingham is perfect for first time buyers and presents two double and one single bedrooms, spacious lounge /dining room, kitchen, utility room, an understairs pantry, family bathroom, separate WC, versatile rear garden, off street parking and is well positioned for amenities.

Approaching the property there is a concrete shared drive leading to the porch allowing for parking multiple vehicles. There is a step to the front door and a planting area along the front.

Entering the porch and hall, there is ample room for removing outdoor footwear and jackets, the spacious lounge/dining room is immediately accessible presenting a electric fireplace, space for multiple suites, a large dining table, chairs, a serving hatch to the kitchen and is well illuminated from a large front window and rear patio door to the garden. The kitchen offers ample counterspace, fitted cabinets and sink with drain. Additionally, there is a serving hatch to the lounge and the adjoining utility allowing space/plumbing for freestanding appliances. The ground floor is completed by an under stairs pantry.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear aspect with multiple integral wardrobes and space for freestanding furniture. Bedroom Two is also a spacious double which looks to the front aspect. Bedroom Three is the single bedroom of the property and looks to the front aspect also. The family bathroom hosts a washbasin and bath/shower with a separate WC completing the first floor.

The garden opens to a paved patio giving space for outdoor furniture and entertaining. This continues to a raised, grass laid lawn giving access to the outbuilding, greenhouse and secondary paved patio. The garden is bordered by wooden panel fencing.



Situated approximately 2.6 miles from Northfield High Street, this property is close to amenities and a short drive from local schools, shops, supermarkets and restaurants. There is additionally access to public transport links including Northfield train station and the M42 and M5 motorways.

Details:

Porch

Entrance Hall

Lounge 13'6" x 11'11" (4.11m x 3.63m) Both Max

Dining Room 11'6" x 11'11" (3.5m x 3.63m)

Kitchen 10'4" x 8'10" (3.15m x 2.7m) Both Max

Utility 10' x 4' (3.05m x 1.22m)

Landing

Bedroom One 13'7" x 11'10" (4.14m x 3.6m) Both Max - 10'2" to Wardrobes

Bedroom Two 11'11" x 11'10" (3.63m x 3.6m) Both Max

Bedroom Three 8'10" x 7'11" (2.7m x 2.41m)

Bathroom 7'6" x 7'11" (2.29m x 2.41m) Both Max

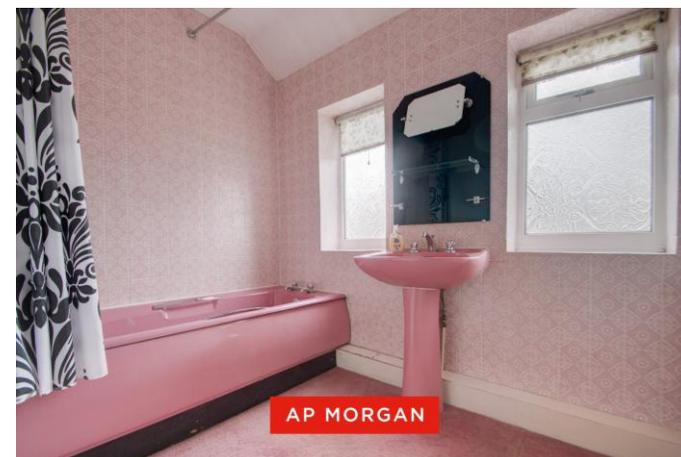
WC 2'6" x 4'8" (0.76m x 1.42m)

EPC Rating: D

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 £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.

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.

