

AP MORGAN



Hafren Close, Rubery
Asking Price £55,000

Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Excellent investment opportunity
- One double bedroom
- Kitchen
- Bathroom
- Off street parking
- Communal garden
- Prime positioning for amenities.

Description:

This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction 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.

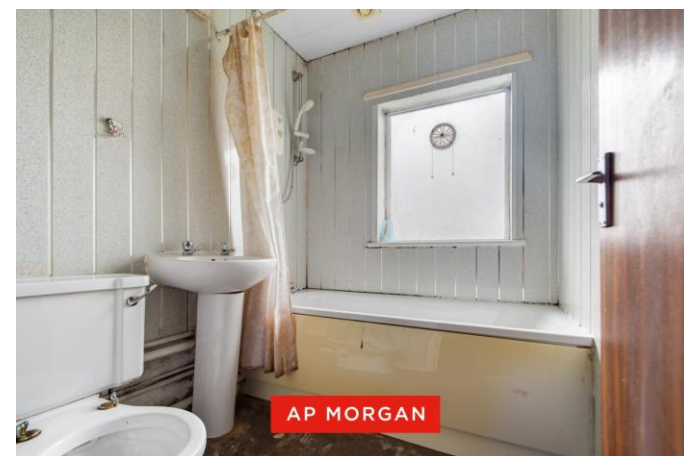
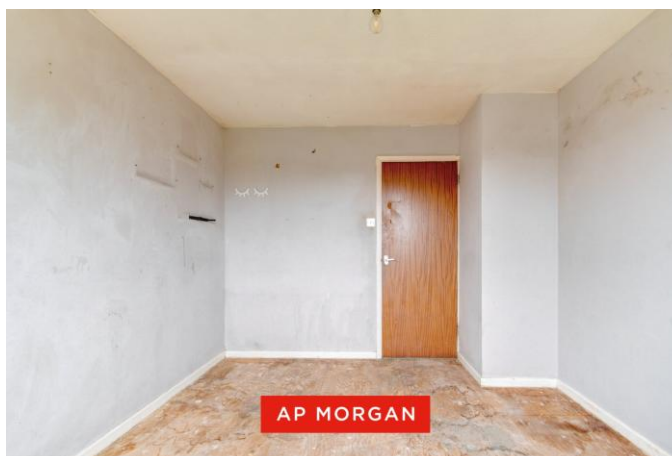
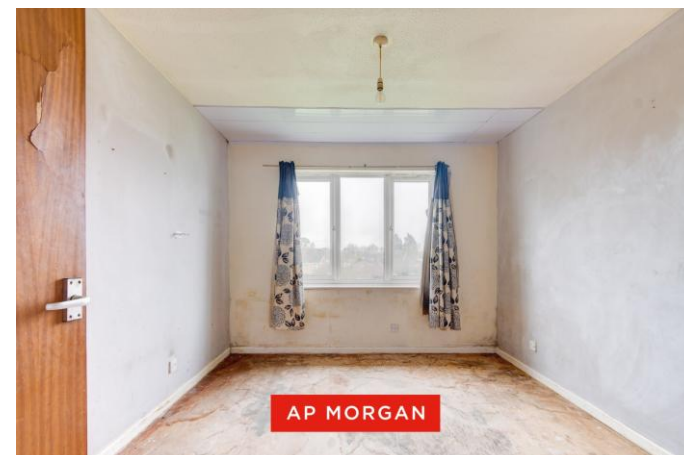
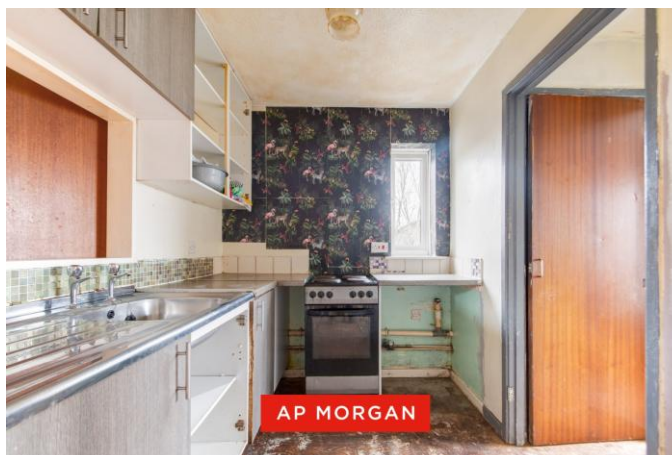
A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

If you require any further information, please do not hesitate to contact us.

60 Years left on lease
Ground Rent - £37.50 2x P/A

This one bedroom, first floor maisonette is an excellent investment opportunity presenting a spacious lounge, comfortably sized kitchen, large double bedroom, bathroom, integral storage, private parking space and a communal rear garden.



Approaching the property, there is a private parking space for a single vehicle, with a paved path leading to the front door giving access to the stairs going to the lounge.

Entering the property, the hall immediately leads to the stairs taking you to the spacious lounge/diner. Allowing for multiple suites, freestanding furniture and a dining table/chairs while presenting a serving counter to the fitted kitchen. The kitchen presents ample counterspace with an integral sink with drain and space/plumbing for freestanding appliances. Continuing from the kitchen is a secondary hall with access to an integral airing cupboard and the family bathroom, hosting a washbasin, WC and bath. Bedroom One is accessed from the lounge/diner and looks to the rear offering room for freestanding furniture.

The communal garden is accessed from the side of the property and presents a large grass laid lawn surrounded by metal fencing.

The property benefits from proximity to local shops and amenities. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park feature a wide range of local amenities, shops, restaurants, bars and entertainment. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Lounge/Diner 16' x 12'5" (4.88m x 3.78m) Both Max

Kitchen 6'9" x 7'5" (2.06m x 2.26m) Both Max

Bedroom One 11'3" x 9'9" (3.43m x 2.97m) Both Max

Bathroom 6'2" x 5'6" (1.88m x 1.68m)

EPC Rating: D

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 Wisser 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.

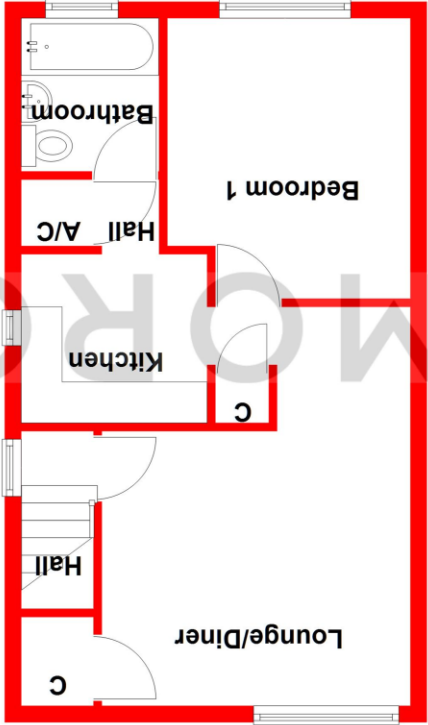
Need a solicitor?

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.

First Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 40.9 sq. metres (440.7 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.

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