

**AP MORGAN**



**Holywell Lane, Rubery**  
Guide Price £120,000

### Features:

- Perfect investment opportunity
- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Two double bedrooms
- Spacious lounge/diner
- Kitchen
- Ground floor bathroom
- Plenty of storage
- Large grass laid front and back gardens
- 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.

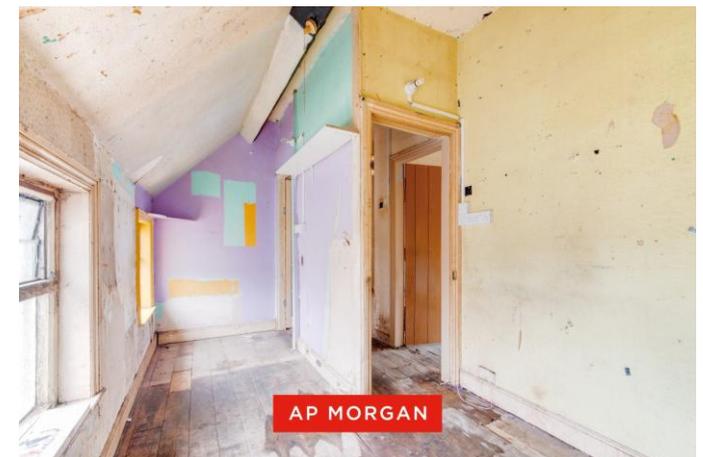
A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 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.

This two-bedroom, mid-terrace house is a perfect investment opportunity presenting a spacious lounge/diner, kitchen, ground floor bathroom, plenty of storage, two double bedrooms, large grass laid front and rear gardens and prime positioning for amenities.

Approaching the property, there is a walled and gated garden presenting a sizeable grass laid lawn and paved path leading to the front door and offering plenty of room for planting.

Entering to the porch and hall there is immediate access to the spacious lounge which hosts a front facing, curved bay window and electric fireplace. Additionally, there is a large dining area with ample room for a dining table and chairs alongside an under-stair cupboard. The kitchen is comfortably sized and offers decent counterspace with an integral sink and space/plumbing for freestanding appliances.



Following from the kitchen, there is a storeroom which is well illuminated from a large skylight and windows looking to the diner & rear. The ground floor is completed by a washbasin, WC and bath.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect with an integral storage cupboard. Bedroom Two is an additional double looking to the rear with space for freestanding furniture.

Entering the garden to a paved patio and grass laid lawn, there is plenty of room for outdoor furniture and activities. The garden is versatile and is completed by a border of wooden panel fencing.

Situated in a sought-after location of Rednal, Worcestershire, not only does this property benefit from its beautiful semi-rural surroundings, but also from easy access to Birmingham city centre, excellent local schooling and amenities and fantastic travel links being within close proximity of the M5 network.

#### Details:

Porch

Hall

Lounge 10'5" x 11'2" (3.18m x 3.4m) Both Max

Dining Room 7'3" x 13'6" (2.2m x 4.11m)

Kitchen 7'8" x 7'9" (2.34m x 2.36m)

Store Room 11'2" x 6'7" (3.4m x 2m) Both Max

Bathroom 5'5" x 7'9" (1.65m x 2.36m)

Landing

Bedroom One 10'5" x 11'2" (3.18m x 3.4m)

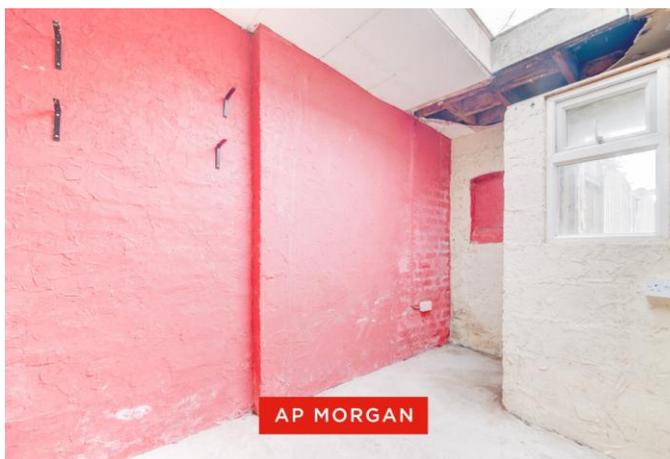
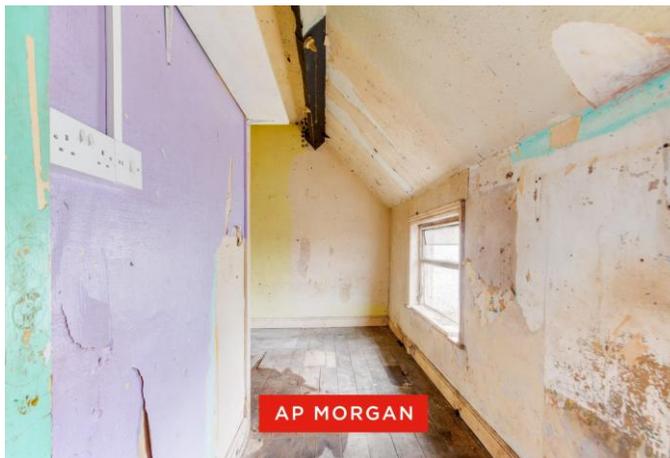
Bedroom Two 7'3" x 14'8" (2.2m x 4.47m) Both Max

**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 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

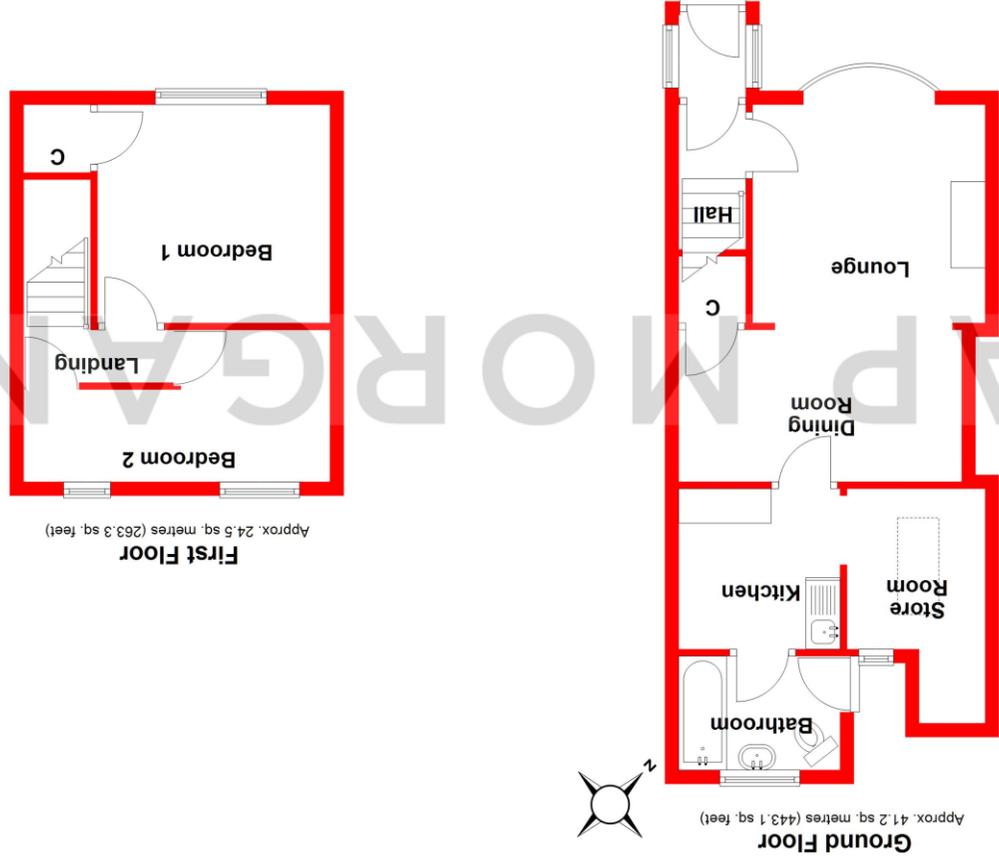
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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