

AP MORGAN



PARKING FOR
RESIDENTS OF
3 WOODBROOKE
GROVE

Woodbrooke Grove, Birmingham
Asking Price £145,000

Features:

- One Bedroom Top (3rd) Floor Apartment
- Open Plan Reception Room
- Private Balcony
- Fitted Kitchen
- Allocated Parking Space
- Staircase & Lift to All Floors
- Near to Popular Transport Links & Amenities
- Double Glazing & Central Heating

Description:

Nestled within the highly sought-after Bournville Village Trust development, this exceptional property offers unparalleled convenience. Enjoy effortless access to major transport links, the vibrant heart of Birmingham city centre, esteemed local schools, and essential amenities, including the prestigious Queen Elizabeth Hospital and the Royal Orthopaedic Hospital.

A superb one-bedroom top-floor apartment, presented in excellent condition and situated within the highly desirable Bournville Village Trust development.

This stylish apartment offers an enviable lifestyle, perfectly positioned for effortless access to major transport links and the vibrant heart of Birmingham city centre.

Accessed via a secure communal entrance with both stairs and lifts to all floors, the accommodation comprises: a welcoming entrance hallway with ample storage, a bright and airy open-plan reception room featuring a contemporary kitchen, and a private balcony boasting picturesque views.

The generous double bedroom benefits from built-in storage, complemented by a modern, updated bathroom. Further enhancing this appealing property are an allocated parking space, efficient electric heating, and double glazing throughout.



Details:

Hall

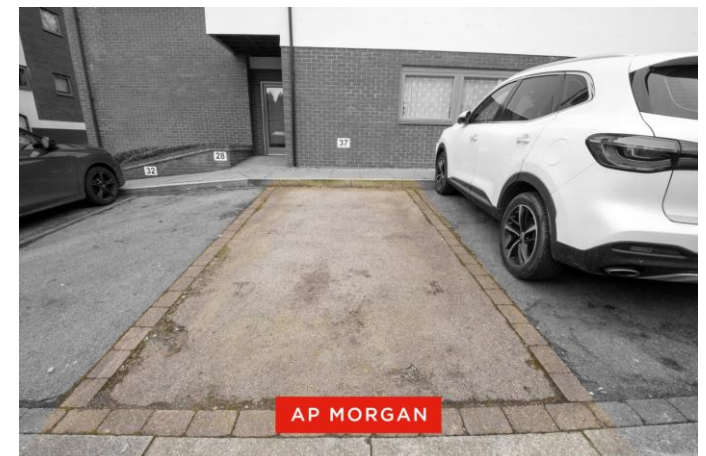
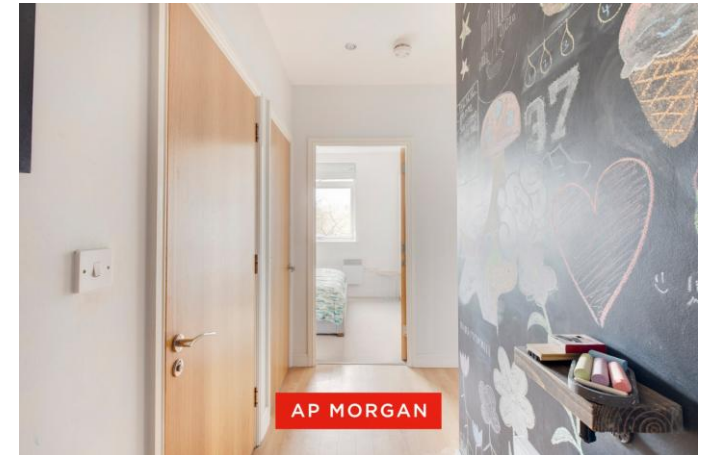
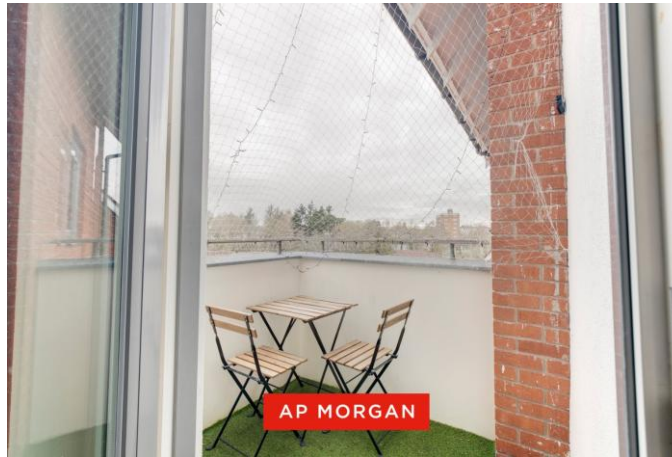
Open Plan Living Space 19' x 19' (5.8m x 5.8m) max dimensions

Balcony

Bedroom 8'4" x 12'5" (2.54m x 3.78m)

Bathroom 7'5" x 5'8" (2.26m x 1.73m)

Storage



EPC Rating: To be confirmed

Council Tax Band: B (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 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?

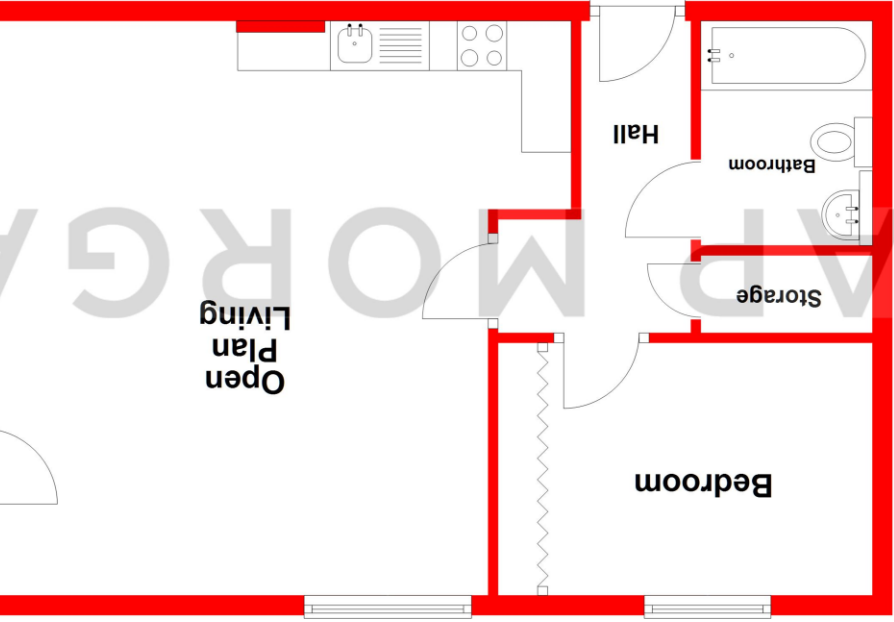
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 46.9 sq. metres (505.3 sq. feet)
(excluding Balcony, Bathroom)

Total area: approx. 46.9 sq. metres (505.3 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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