

**AP MORGAN**



**Thurlestone Road, Birmingham**  
Offers in excess of £220,000

**Features:**

- Beautifully presented, two-bedroom, end terrace house,
- Exciting opportunity for first time buyers,
- Generously sized lounge,
- Substantial, newly fitted breakfast kitchen,
- Two double bedrooms,
- Newly fitted family bathroom,
- Spacious versatile garden,
- Off street parking,
- Prime positioning for amenities.

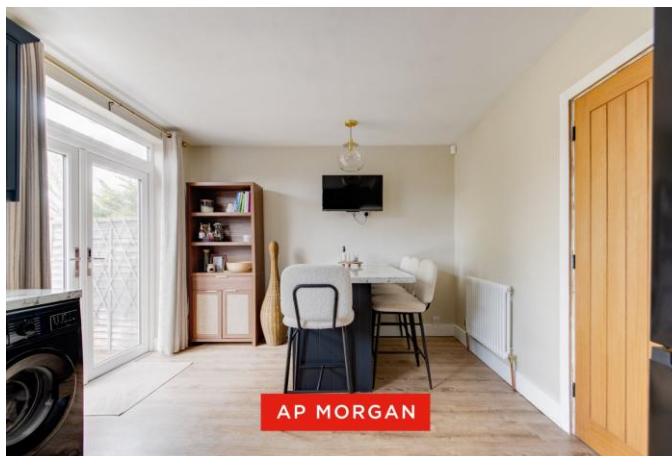
**Description:**

This beautifully presented, two-bedroom, end terrace house in Longbridge is an exciting opportunity for first-time buyers! Presenting a generously sized lounge, a substantial, newly fitted breakfast kitchen, two double bedrooms, a newly fitted family bathroom, a spacious, versatile garden, off-street parking and prime positioning for amenities.

Approaching the property, there is a tarmac drive offering space for parking multiple vehicles and allowing front access to the hall and rear garden access through a side gate.

Entering the hall, there is space for removing outdoor footwear and jackets, with immediate access to the generously sized lounge hosting space for multiple suites, free-standing furniture, and well illuminated by a front-facing bay window. The substantial breakfast kitchen is newly fitted, hosting ample counter space with an integral electric oven, induction hob, sink and dishwasher, with space and plumbing for free-standing appliances. Additionally, there is a breakfast counter with bar stool seating and rear garden access through double French doors. The ground floor is completed by an under-stair storage cupboard.

Ascending to the first floor, Bedroom one is a spacious double looking to the front aspect, with an integral wardrobe and room for freestanding furniture. Bedroom two is also a large double, currently being used as a study, looking to the rear aspect. The first floor is completed by a newly fitted bathroom, presenting a wash basin, WC, and bath/shower, alongside an integral storage cupboard.



The rear garden opens to a paved patio offering space for garden furniture and external storage. Continuing to a grass-laid lawn, there is a paved path leading to the end of the garden, with both lawns offering plenty of room for outdoor activities. The garden is bordered by wooden panel fencing and hosts a side gate allowing access to the front drive.

The property is approximately 0.9 miles away from Longbridge retail park and a short drive to various schools, restaurants, shops and supermarkets. There is also easy access to Cofton Park and The Lickey Hills while also being close to various bus routes and Longbridge Train station. The M42 and M5 motorways are also easily accessed.

**Details:**

**Hall**

**Lounge** 10'10" x 11'8" (3.3m x 3.56m) Both Max

**Kitchen/Breakfast Room** 10'11" x 15' (3.33m x 4.57m)

**Landing**

**Bedroom One** 11' x 11'11" (3.35m x 3.63m) Both Max

**Bedroom Two** 10'11" x 8'8" (3.33m x 2.64m) Both Max

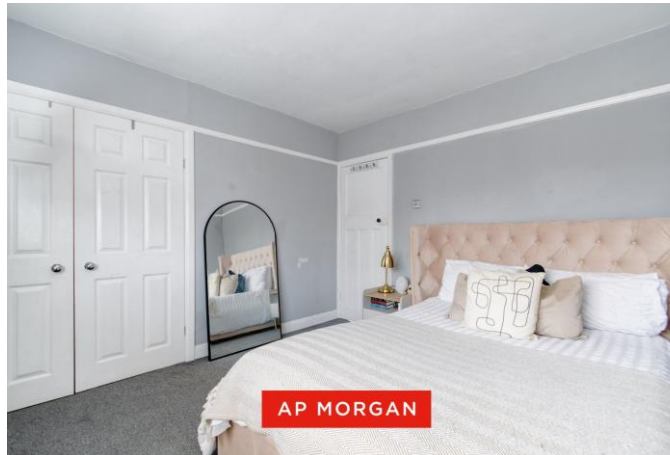
**Bathroom** 7'9" x 6' (2.36m x 1.83m) Both Max

**EPC Rating:** E

**Council Tax Band:** A (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?

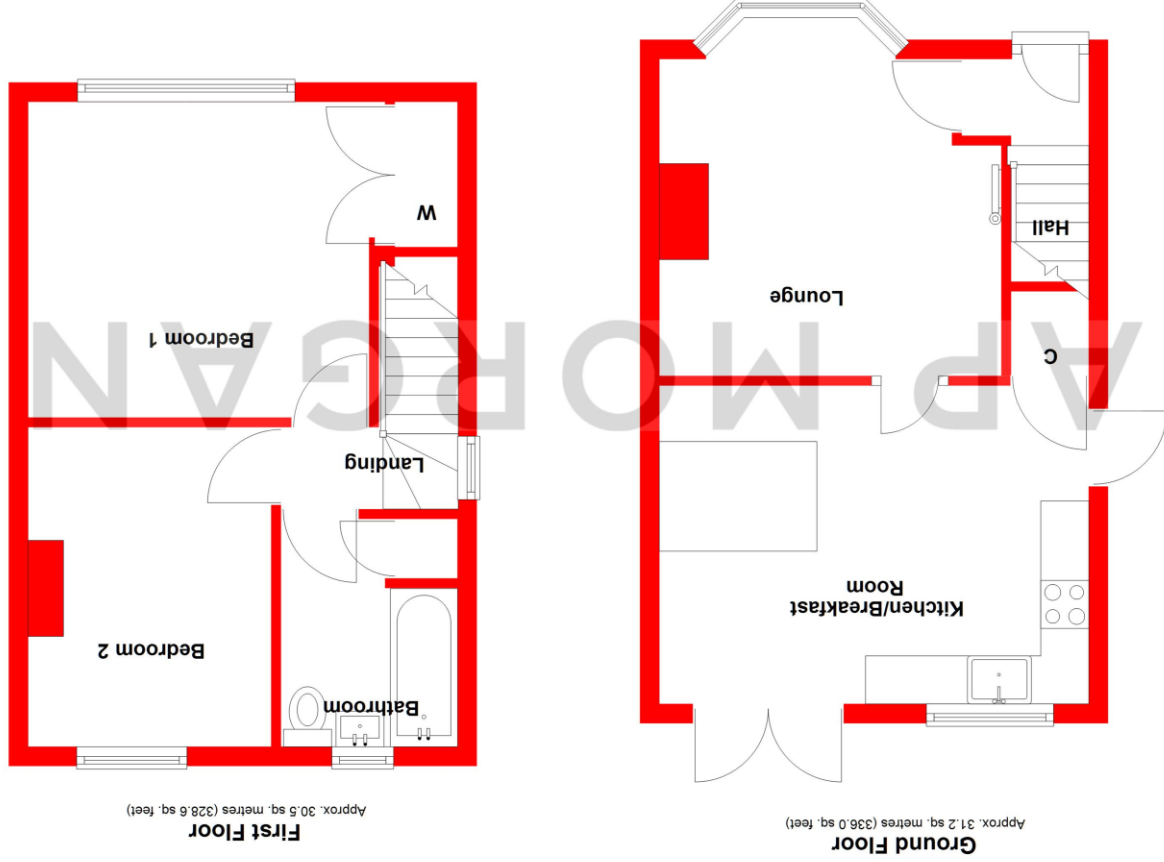
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 61.7 sq. metres (664.7 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 Planip.

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