



AP MORGAN

Staple Hall Road, Birmingham
Offers in the region of £230,000

Features:

- Well Presented Three-Bedroom Mid-Terraced Home
- Two Spacious Reception Rooms
- Fitted Kitchen with Access to the Rear Garden
- Three Well-Proportioned Bedrooms
- Well Maintained Private Rear Garden
- Ideal for First-Time Buyers, Families or Investors
- Close to Local Shops, Schools and Amenities
- Excellent Transport Links to Solihull, Birmingham and Beyond

Description:

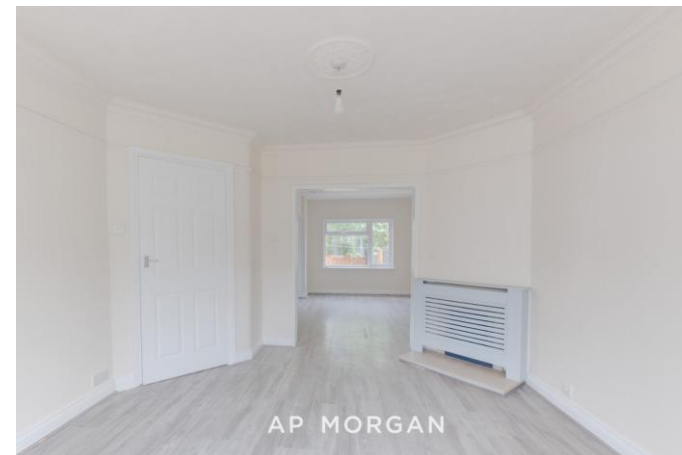
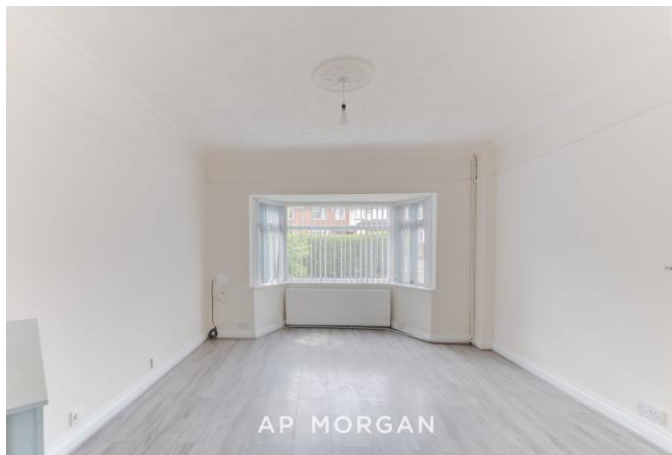
Situated in a popular and convenient location is this well-presented three-bedroom mid-terraced home, offering spacious accommodation including two reception rooms, a fitted kitchen and a well-maintained rear garden. Ideally suited to first-time buyers, growing families or investors, the property is within easy reach of local amenities, schools and excellent transport links.

The property is approached via a neat fore garden leading to the front entrance.

Once inside, the interior briefly comprises: A welcoming entrance hall with useful under-stairs storage, a bright and spacious living room with a bay window to the front, a separate dining room providing an excellent space for family meals and entertaining, and a fitted kitchen offering a range of wall and base units with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom fitted with a bath, wash hand basin and WC.

Moving outside, the property enjoys a well-maintained rear garden, providing an ideal space for relaxing, entertaining or family enjoyment.



The property is conveniently located close to a variety of local shops, eateries and everyday amenities. Excellent transport links are within easy reach, providing convenient access to Solihull, Birmingham and the surrounding areas, while a selection of well-regarded local schools are also nearby.

Details:

Hall

Living Room 14' x 11'11" (4.27m x 3.63m) Both Max

Dining Room 15'6" x 14'1" (4.72m x 4.3m) Both Max

Kitchen 13' x 6' (3.96m x 1.83m)

Landing

Bedroom 1 14' x 9'7" (4.27m x 2.92m)

Bedroom 2 11'11" x 9'7" (3.63m x 2.92m)

Bedroom 3 11'3" x 7'5" (3.43m x 2.26m) Both Max

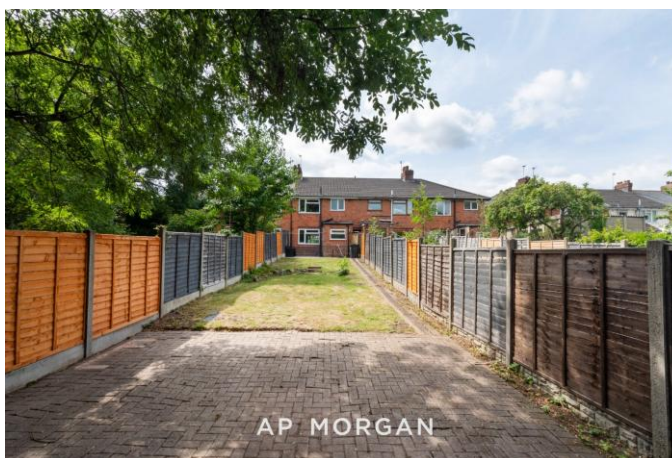
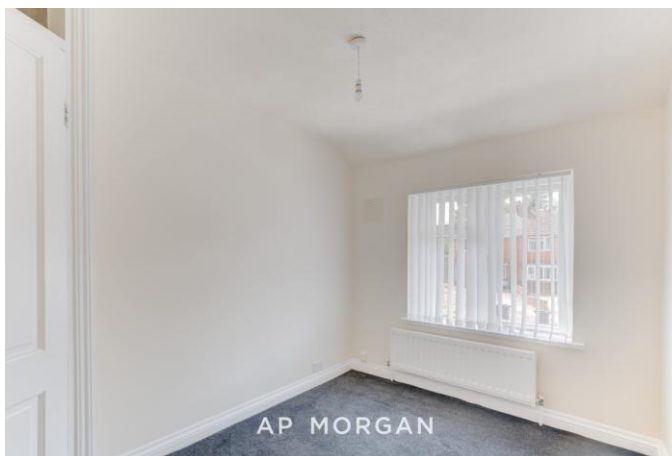
Bathroom 7'5" x 6'8" (2.26m x 2.03m)

EPC Rating: D

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

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.

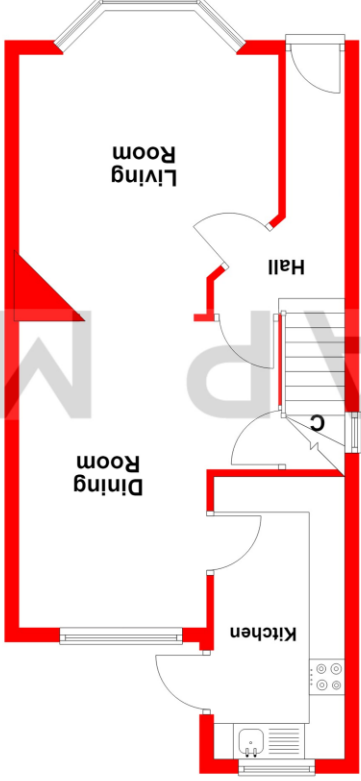
Need a solicitor?

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.

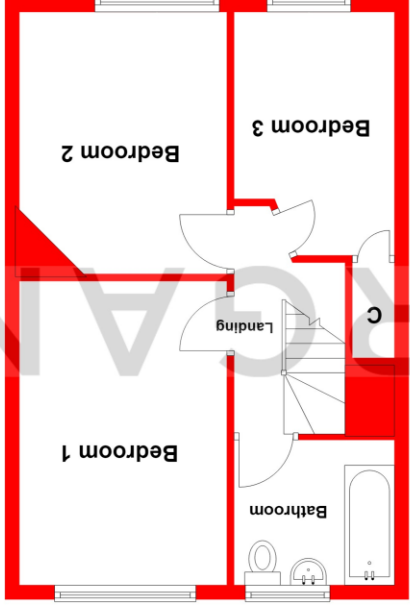
Identity Checks

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



First Floor



Total area: approx. 87.3 sq. metres (940.1 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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