

AP MORGAN



Moor Leasow, Birmingham
Asking Price £375,000

Features:

- Well-presented four-bedroom detached house,
- Exciting opportunity for investors,
- Substantial lounge,
- Generously sized dining room,
- Large kitchen,
- Spacious garage,
- Three double and one single bedrooms,
- Ground floor WC,
- Jack and Jill en-suite shower room,
- Versatile rear garden
- Prime positioning for amenities access.

Description:

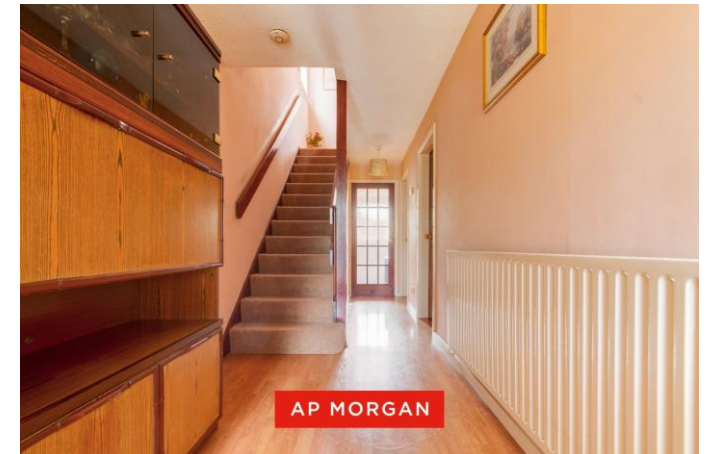
This well-presented four-bedroom detached house in Birmingham is an exciting opportunity for investors, presenting: a substantial lounge, generously sized dining room, a large kitchen, spacious garage, three double and one single bedrooms, a ground floor WC, Jack and Jill en suite shower room, versatile rear garden and is in prime positioning for amenities access.

Approaching the property, there is a tarmac drive offering space for parking multiple vehicles, which borders a cross-layered lawn allowing for rear garden access through a side gate and front access to the garage and porch/hall.

Entering the porch/hall, there is room for removing outdoor footwear and jackets, with stairs leading to the first-floor landing. The lounge is accessed from the hall and is a substantial space with room for multiple suites, free-standing furniture, views to the front drive, a gas fireplace, and access to the adjoining dining room. The dining room is generously sized and it hosts a large dining table and chairs easily, with views to the rear garden and access to the adjoining kitchen. The kitchen provides ample counter space with an integral double sink with drain and space/plumbing for freestanding appliances and an integral under-stairs storage cupboard. Accessed from the kitchen is a spacious garage which spans the entire length of the property, allowing for plenty of storage space. The ground floor is completed by a WC.

Ascending to the first floor, the landing presents: Bedroom one, which is a large double looking to the front aspect with a Jack and Jill ensuite shower room. Bedroom two is also a double which looks to the rear aspect. Bedroom three is the final double, also looking to the rear. Bedroom four is the single room of the property, looking to the front aspect. The first floor is completed by the ensuite shower room, which presents a wash basin, WC, and walk-in shower.

The garden is accessed from the garage and opens to a significant paved patio, offering space for freestanding



garden furniture, which continues to multiple raised grass-laid lawns hosting space for outdoor activities, creating a versatile garden bordered by wooden panel fencing.

The property benefits from proximity to nearby amenities, including Northfield train station and Wychall Lane shops, with nearby Northfield and Longbridge town centres providing additional shopping opportunities. 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:

Porch

Hall

Lounge 18'9" x 11'5" (5.72m x 3.48m) Both Max

Dining Room 9'6" x 8'8" (2.9m x 2.64m)

Kitchen 9'6" x 8'8" (2.9m x 2.64m)

Ground Floor WC 2'11" x 5'4" (0.9m x 1.63m)

Garage 37'4" x 8'4" (11.38m x 2.54m)

Landing

Bedroom One 10'9" x 11'5" (3.28m x 3.48m)

Jack & Jill En-suite 7'1" x 11'5" (2.16m x 3.48m)

Bedroom Two 9'8" x 10' (2.95m x 3.05m)

Bedroom Three 7'11" x 7'11" (2.41m x 2.41m)

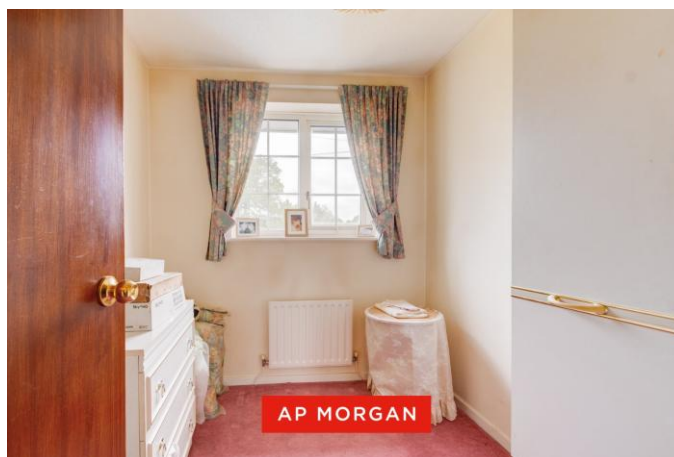
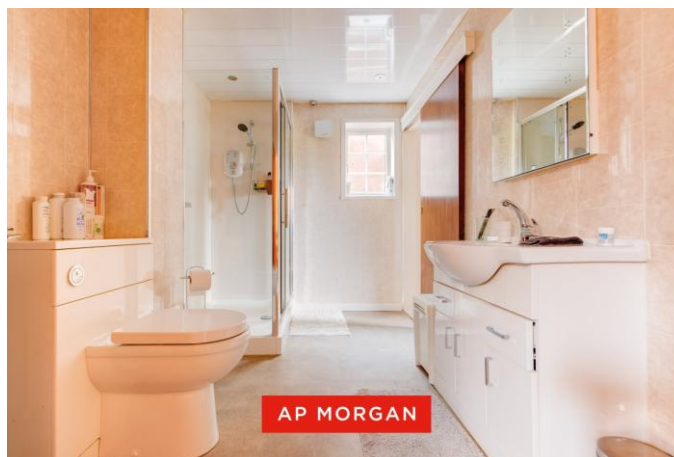
Bedroom Four 7'9" x 6'10" (2.36m x 2.08m)

EPC Rating: To be confirmed

Council Tax Band: D (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?

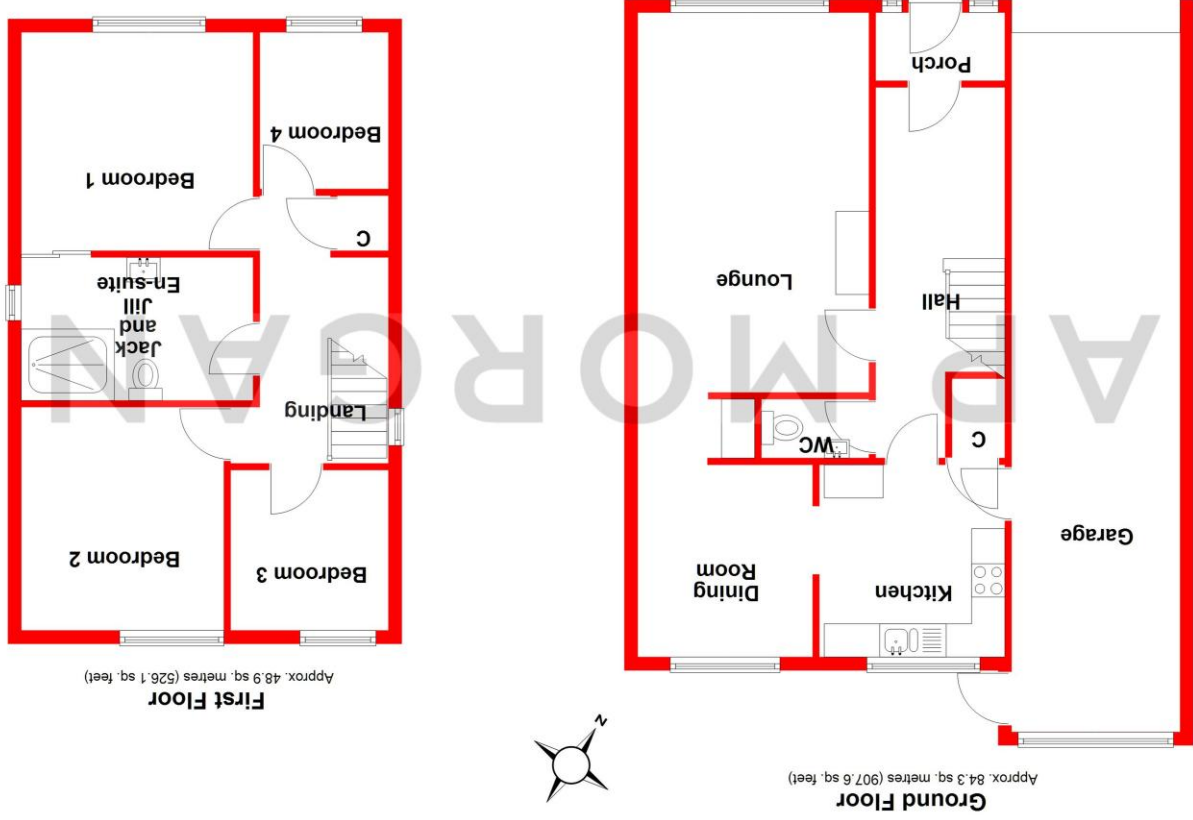
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.