

**AP MORGAN**



**Ascot Way, Birmingham**  
Asking Price £250,000

### Features:

- Beautifully presented two-bedroom mid terraced house
- Exciting opportunity for first time buyers
- Two double bedrooms
- Generously sized lounge
- Large kitchen/diner
- Ground floor WC
- Plenty of storage
- Off-street parking
- Versatile rear garden
- Stone's throw from amenities

### Description:

This beautifully presented, two-bedroom, mid terraced house presents an exciting opportunity for first time buyers. Presenting a generously sized lounge, large kitchen/diner, ground floor WC, two double bedrooms, plenty of storage, off-street parking, versatile rear garden and is a stone's throw from amenities.

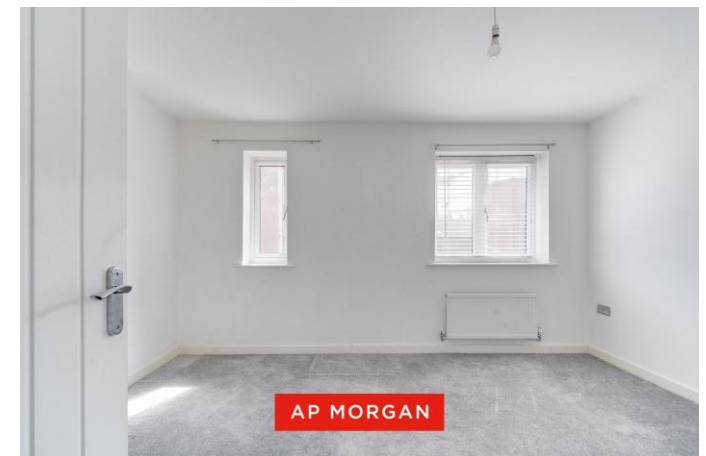
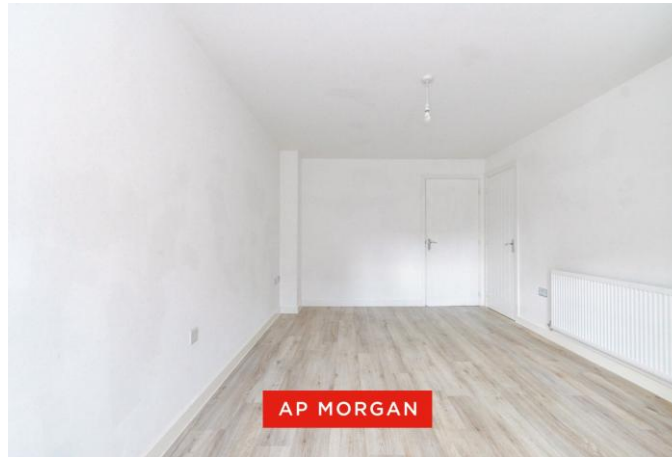
Approaching the property, there is a block paved drive with space for parking multiple vehicles allowing front access to the hall and side access to the rear garden.

Entering the property to the hall, there is immediate access to the generously sized lounge which hosts space for multiple suites and freestanding furniture, additionally there is an understairs cupboard for storage. The kitchen/diner is accessed from the lounge and presents ample counter space with an integral electric hob, electric oven, fridge/freezer, dishwasher and washing machine. There is space for a dining table and chairs alongside rear garden access through double French doors. The ground floor is completed by a WC.

Ascending to the first floor, Bedroom One is a large double looking to the rear aspect, Bedroom Two is an additionally double looking to the front aspect hosting an over stair storage cupboard. The first floor is completed by a family bathroom presenting a washbasin, WC and bath/shower.

The garden opens to a paved patio which gives space for garden furniture and external storage, there is a paved path running along the length of the garden which encompasses a grass laid lawn, creating a versatile garden which is bordered by wooden panel fencing.

The property benefits from proximity to Longbridge Shopping Park which features a wide range of local amenities including shops, supermarkets, restaurants and the popular Herbert's Yard. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance.



**Details:**  
**Hall**

**Lounge** 16'11" x 10'3" (5.16m x 3.12m) Both Max

**Kitchen/Diner** 9'5" x 13'6" (2.87m x 4.11m) Both Max

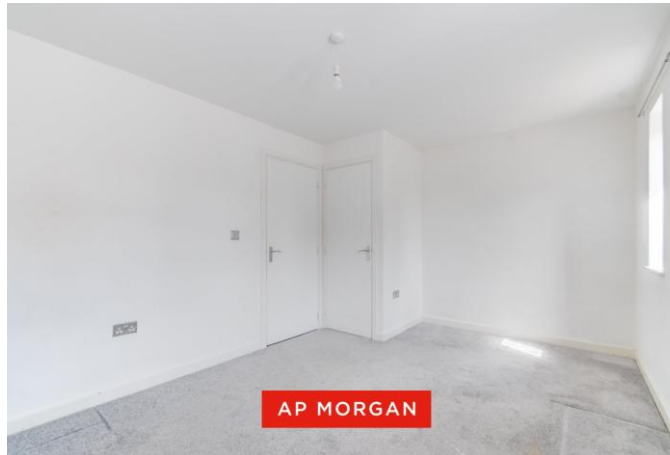
**Ground Floor WC** 4'9" x 2'10" (1.45m x 0.86m)

**Landing**

**Bedroom One** 10'1" x 13'6" (3.07m x 4.11m) Both Max

**Bedroom Two** 9'8" x 13'6" (2.95m x 4.11m) Both Max

**Bathroom** 6'3" x 6'7" (1.9m x 2m)



**EPC Rating:** B

**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?

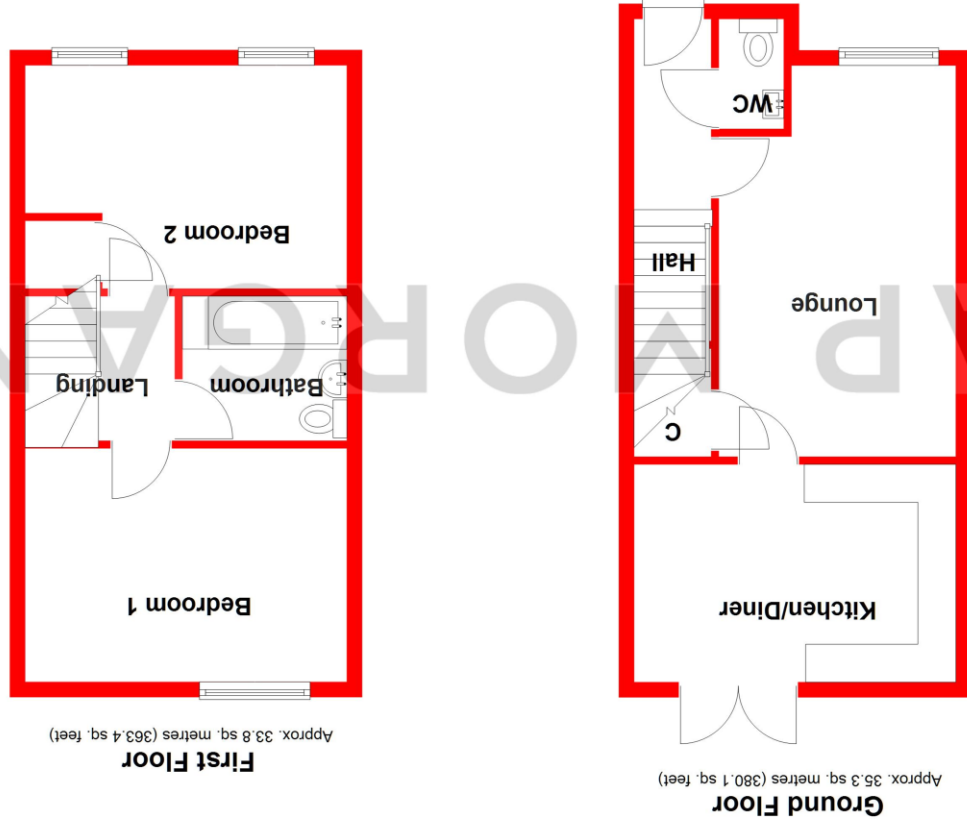
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 69.1 sq. metres (743.5 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 Planlup.

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