

**AP MORGAN**



**Chelston Road, Birmingham**  
Asking Price £325,000

**Features:**

- Three Bedroom Family Home
- Off-Road Parking
- Spacious Lounge/Diner
- Large Kitchen
- Extensive Rear Garden
- Well Positioned For Access To Local Amenities

**Description:**

Available now!

An immaculate three-bedroom family home providing spacious accommodation and located in a popular residential area within Northfield.

Accommodation comprises: entrance porch, hallway, multi-aspect lounge/diner with bay window to the front and glazed patio doors to the rear garden. The spacious kitchen offers ample workspace and storage space with door to the garage.

To the first floor: primary bedroom with bay window to the front, another double with built-in wardrobes, a third single bedroom and family bathroom.

At the front of the property is a driveway providing off-road parking for multiple vehicles. To the rear is an extensive garden with large patio ideal for garden furniture whilst the remainder is laid to lawn with mature trees and shrubbery.

The property benefits from its proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities.

Longbridge and Northfield train stations provide direct trains into Birmingham city centre. 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 schools, secondary schools, and higher education institutions are also located nearby.

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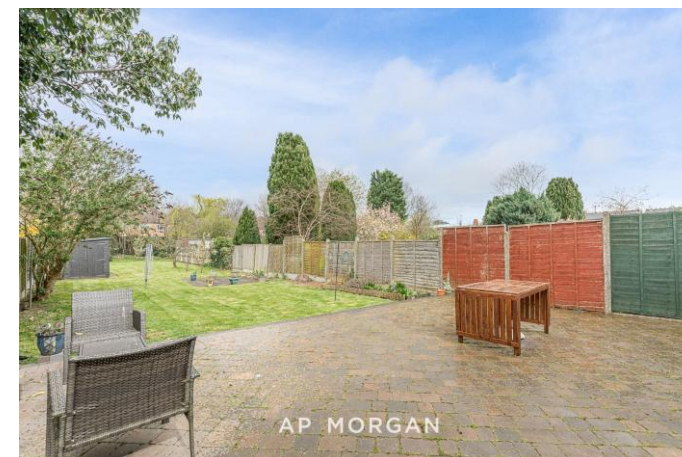
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**Details:**

**EPC Rating:** E

**Council Tax Band:** C (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.

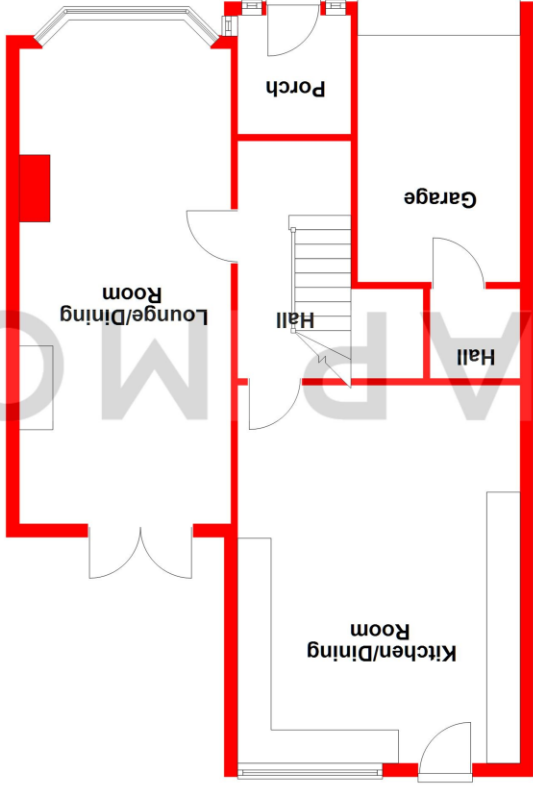
### Need a solicitor?

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.

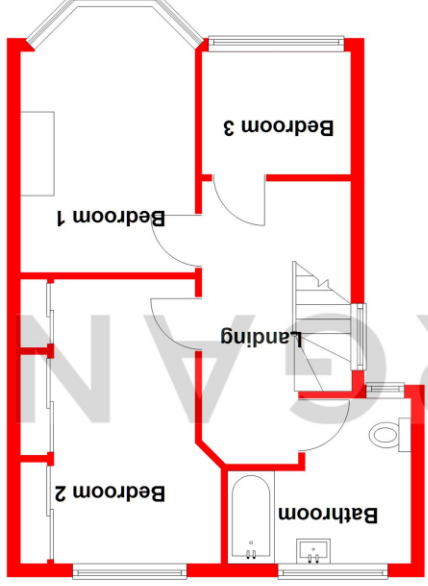
### Identity Checks

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.

**Ground Floor**  
Approx: 71.7 sq. metres (772.2 sq. feet)



**First Floor**  
Approx: 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 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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