

AP MORGAN



Cotteridge Road, Birmingham

Asking Price £260,000

Features:

- Well-presented three-bedroom terraced house in Cotteridge
- Perfect for first-time buyers and growing families. Presenting a spacious lounge,
- Generously sized dining room,
- Significant kitchen,
- Ground floor WC,
- Two double bedrooms,
- En-suite shower room,
- Large storage room
- Ground floor bathroom,
- Versatile rear garden,
- Well positioned for amenities.

Description:

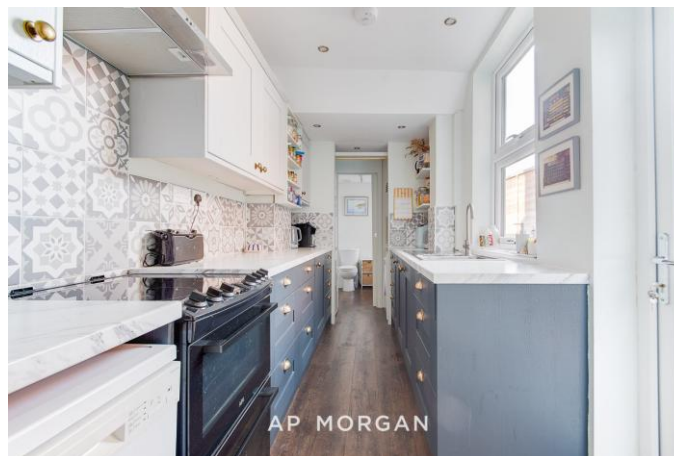
This well-represented two-bedroom terraced house in Cotteridge is perfect for first-time buyers and growing families. Presenting a spacious lounge, generously sized dining room, significant kitchen, ground floor WC, Two double bedrooms, en-suite shower room, ground floor bathroom, second floor storage room, versatile rear garden, well positioned for amenities.

Approaching the property there is a paved front garden, bordered at the front by a gate and fencing, offering space for external storage and allowing access to the front door entering the property to the lounge, there is space for multiple seats, an integral bench under the front-facing window and a wood-burning stove fireplace. Continuing to the dining room. There is ample room for a large dining table and chairs and other free-standing furniture. Additionally, there is an under-stairs cupboard for storage. The kitchen hosts plenty of counterspace with an integral double sink with drain, space/plumbing for freestanding appliances and rear garden access. The kitchen gives access to the ground floor bathroom which is contemporary, presenting a washbasin, WC and bath/shower.

Ascending to the first floor, Bedroom One is a large double looking to the rear aspect, with integral storage cupboards and access to the en-suite shower room, offering a washbasin, WC and shower while being well illuminated from a large rear window. Bedroom Two is similarly a large double looking to the front aspect.

Ascending to the converted attic, the room is substantial, and perfect for storage which is well illuminated through sky lighting and offers additional storage space at the eaves.

The garden opens to a paved patio with room for garden furniture and external storage, continuing to the grass laid lawn, there is space for outdoor activities and access to the rear shed.



The property is located in the centre of Cotteridge, ideally positioned for access to a wide range of shops and local amenities, including supermarkets, pharmacies, hairdressers, and more. Kings Norton train station is also located in Cotteridge, allowing accessible travel along the cross-city rail line into Birmingham New Street.

Details:

Lounge 13'7" x 11'3" (4.14m x 3.43m) Both Max

Dining Room 12'5" x 11'3" (3.78m x 3.43m) Both Max

Kitchen 14'6" x 6'1" (4.42m x 1.85m)

Ground Floor Bathroom 5'9" x 6'1" (1.75m x 1.85m)

Landing

Bedroom One 12'3" x 11'3" (3.73m x 3.43m)

En-Suite Shower Room 8'5" x 6'2" (2.57m x 1.88m)

Bedroom Two 7'11" x 11'3" (2.41m x 3.43m) Both Max

Storage Room 14'2" x 11'3" (4.32m x 3.43m)



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

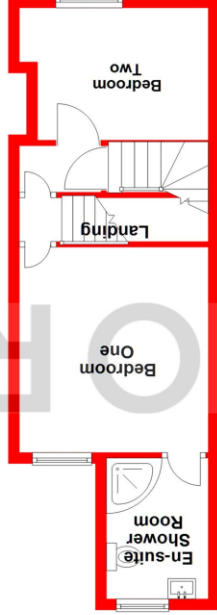
will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 +

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.

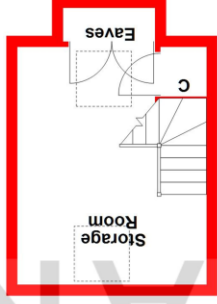
Ground Floor
Approx. 41.9 sq. metres



First Floor
Approx. 32.2 sq. metres



Second Floor
Approx. 16.0 sq. metres



Total area: approx. 90.2 sq. metres

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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