

**AP MORGAN**



**Alwold Road, Birmingham**  
Asking Price £180,000

### Features:

- Available through modern method of auction!
- Exciting opportunity for investors or developers.
- Substantial front lounge
- Spacious kitchen/diner
- Generously sized dining room
- Ground floor shower room,
- Two double and one single bedrooms,
- Large bathroom,
- Versatile rear garden,
- Prime positioning for amenities.

### Description:

Stop scrolling. This is the project you've been looking for.

If you've been searching for a property with real potential in a manageable size, this three bedroom semi-detached is one worth taking seriously. Coming to auction, it represents a genuine opportunity to add value and create something to be proud of.

Step inside and the layout does a lot of the work for you. The lounge is a comfortable, characterful space with a gas fireplace and useful understairs storage, while the fitted kitchen/diner flows through to a rear extension providing a dedicated dining room, giving the ground floor real versatility. A ground floor shower room rounds things off down here.

Upstairs you'll find two generous double bedrooms, a single bedroom and a family bathroom.

The rear garden rounds the property nicely, opening to a paved patio which offers external storage and space for garden furniture. Continuing to a sprawling grass laid lawn perfect for outdoor activities.

Whether you're an investor looking for your next project or a buyer with a vision, this is the kind of property that rewards ambition. The hard work has already been done on layout and space, leaving you free to put your own stamp on it. Get in touch with us now and let us tell you everything you need to know.



**Details:**

**Hall**

**Lounge** 12' x 14'5" (3.66m x 4.4m) Both Max

**Kitchen/Diner** 8'8" x 17'10" (2.64m x 5.44m)

**Dining Room** 9'10" x 10'5" (3m x 3.18m)

**Ground Floor Shower Room** 7'10" x 7'6" (2.4m x 2.29m)

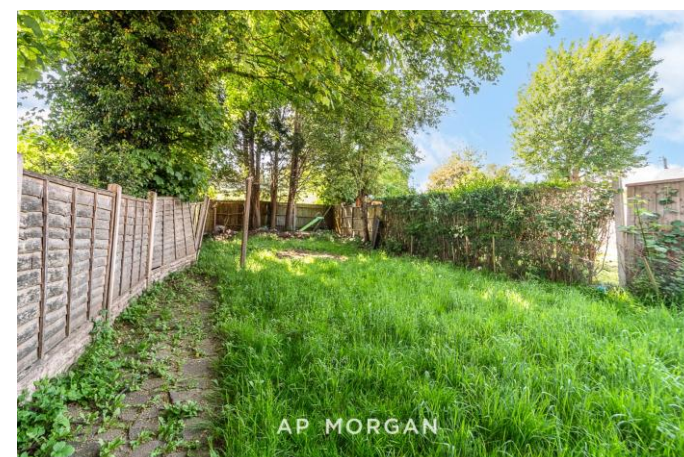
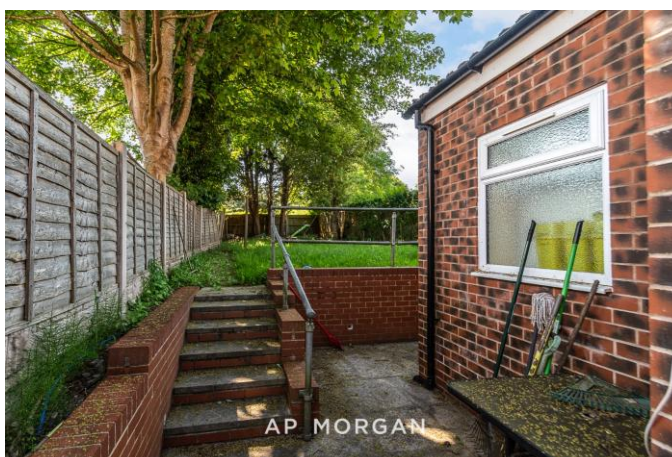
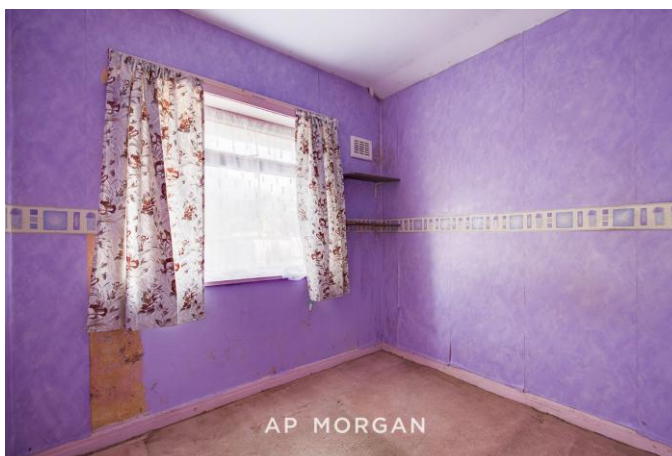
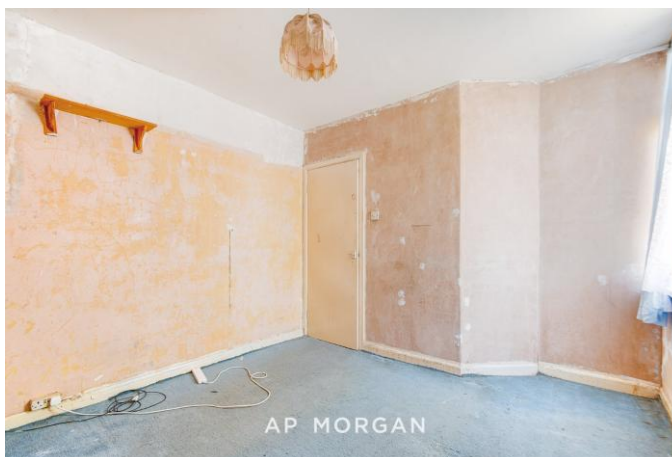
**Landing**

**Bedroom One** 33'6" x 10'10" (10.2m x 3.3m) Both Max

**Bedroom Two** 10'10" x 7'2" (3.3m x 2.18m) Both Max

**Bedroom Three** 7'10" x 7'10" (2.4m x 2.4m)

**Bathroom** 6'9" x 6'8" (2.06m x 2.03m)



**EPC Rating:** To be confirmed

**Council Tax Band:** A (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?

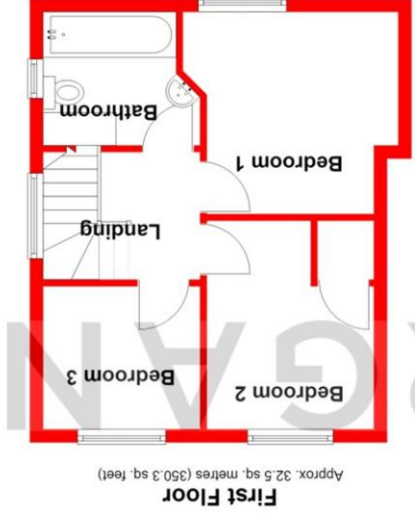
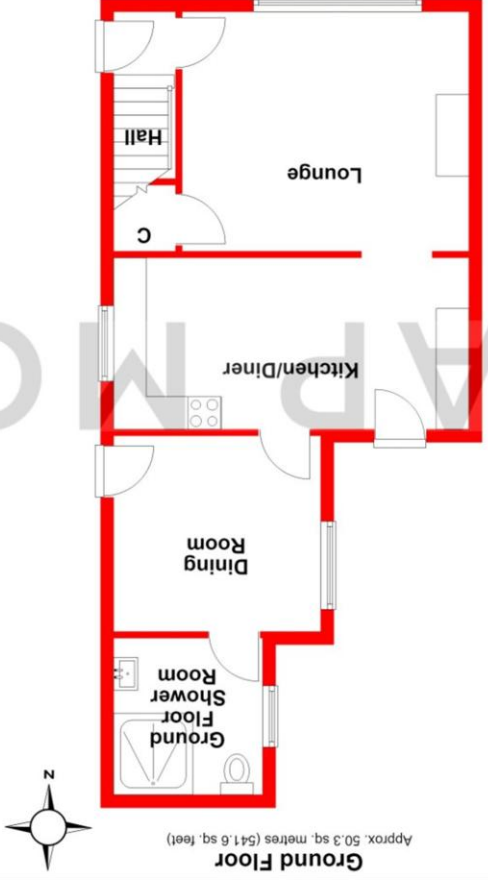
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 82.9 sq. metres (892.0 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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