

AP MORGAN



Alvechurch Road, Birmingham
Guide Price £190,000

Features:

- Well-Presented Three-Bedroom Mid-Terraced Home
- Popular & Convenient Residential Location
- Spacious Living Room with Attractive Bay Window
- Separate Dining Room Ideal for Entertaining
- Fitted Kitchen
- Ground Floor WC
- Landscaped Rear Garden
- Close to Local Schools, Amenities & Transport Links

Description:

Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies

Situated in a popular and well-established residential area, this well-presented three-bedroom mid-terraced home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike. Benefiting from two reception rooms, a fitted kitchen and a convenient ground floor WC, the property is ideally positioned close to local shops, amenities, highly regarded schools and excellent transport links.

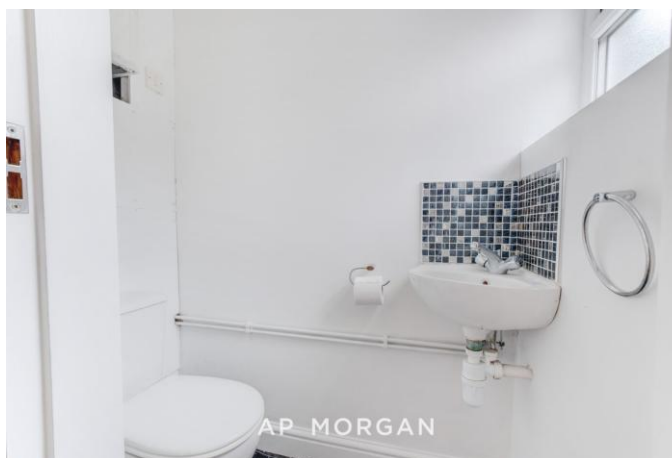
The property is approached via a private fore-garden leading to the front entrance. Once inside, the accommodation briefly comprises a welcoming entrance hall, spacious living room with bay window to the front aspect, separate dining room providing an ideal space for family meals and entertaining, fitted kitchen and a useful ground floor WC.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom.

Moving outside, the property enjoys a landscaped rear garden offering a pleasant outdoor space for relaxing, entertaining and family enjoyment.

Combining generous accommodation with a convenient location, this property represents an excellent opportunity for a wide range of purchasers.

This Property is Being sold by AP Morgan Modern Method Auction.



Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

If you require any further information, please do not hesitate to contact us.

Details:

Hall

Living Room 15'8" x 11'2" (4.78m x 3.4m) Both Max

Dining Room 11'2" x 8'11" (3.4m x 2.72m)

Kitchen 9'7" x 6'6" (2.92m x 1.98m)

Downstairs WC

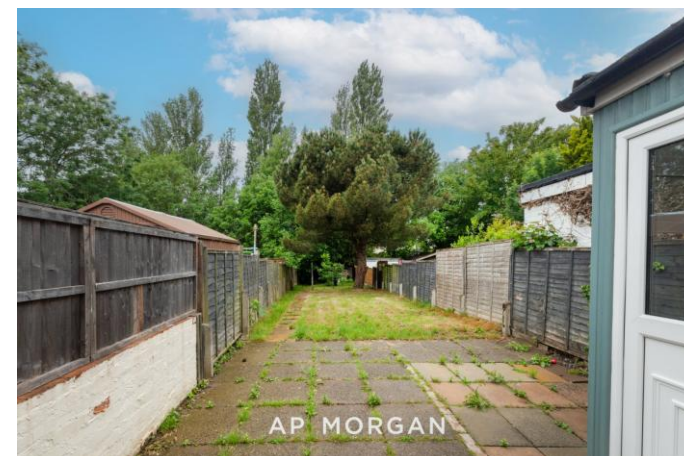
Landing

Bedroom 1 13'7" x 8'10" (4.14m x 2.7m)

Bedroom 2 8'10" x 8'10" (2.7m x 2.7m)

Bedroom 3 8'10" x 7'3" (2.7m x 2.2m)

Bathroom 7'3" x 5'7" (2.2m x 1.7m)



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?

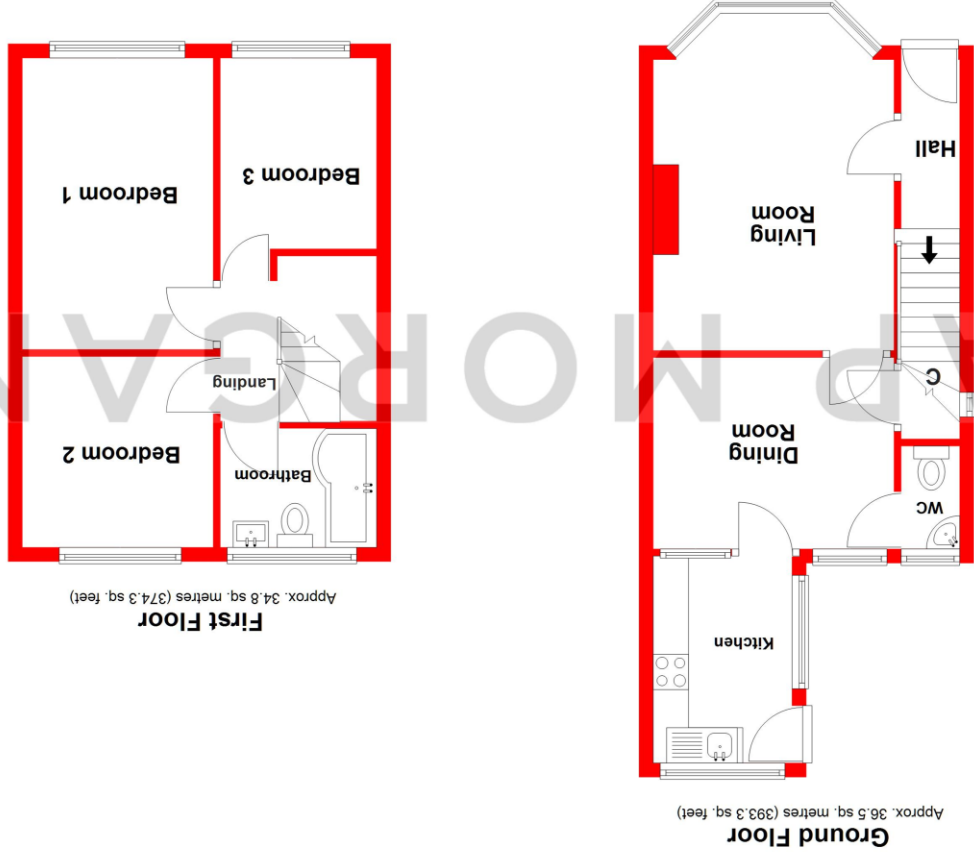
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 PlanLP.

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