

AP MORGAN



Tessall Lane, Northfield
Guide Price £90,000

Features:

- Well presented one-bedroom third floor flat.
- Exciting opportunity for first time buyers and investors.
- Significant lounge/kitchen with integral appliances and balcony offering illumination through double french doors.
- Balcony offers space for outdoor seating/dining.
- Large double bedroom with integral storage cupboard/wardrobe.
- Recently renovated shower room.
- Integral storage cupboard in hallway.
- Allocated parking bay with additional visitor parking
- Well positioned for amenities access including local schooling, shops and supermarkets.

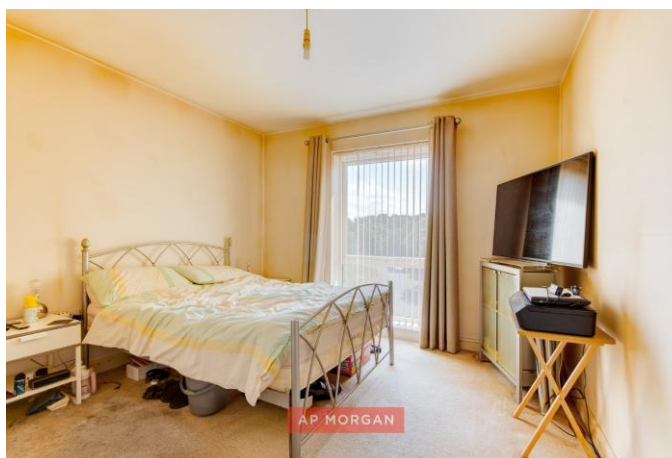
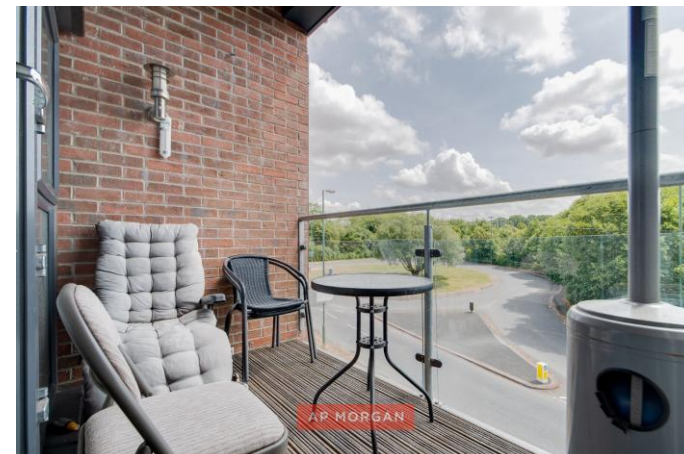
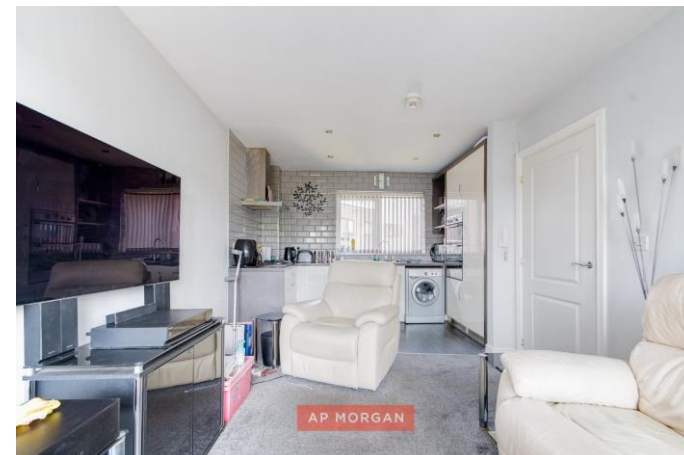
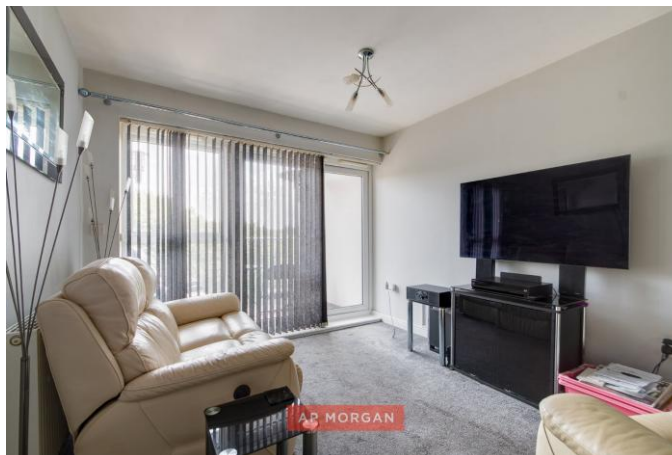
Description:

A well presented third floor flat, ready and waiting for its next chapter.

This one-bedroom apartment on Tessall Lane presents an exciting opportunity for first time buyers and investors alike, combining a sensible layout with genuinely low-maintenance living. Early viewing is recommended, as flats of this standard tend not to hang around long.

Step inside and the lounge/kitchen immediately sets the tone, a generously sized space fitted with integral appliances and flooded with natural light through double French doors that open onto the balcony. It is the kind of room that works equally well for quiet evenings in or entertaining friends, with the balcony itself offering enough space for outdoor seating or dining, ideal for that first coffee of the day or a glass of wine as the sun goes down.

The double bedroom is a real highlight, with plenty of room to spread out and the added bonus of an integral storage cupboard/wardrobe space, keeping everyday clutter out of sight. The shower room has been recently renovated to a smart, contemporary finish, a further storage cupboard and access to the loft space in the hallway adds that extra bit of practicality that so many flats simply do not offer.



Outside, residents benefit from an allocated parking bay along with additional visitor parking, a real plus point for anyone who has guests round regularly. The location itself is well placed for day to day life, sitting within easy reach of local schooling, shops and supermarkets, so the essentials are always close to hand.

Whether you are taking your first step onto the property ladder or adding to a growing portfolio, this flat ticks the boxes. Contact the office today to arrange a viewing before it is gone.

Details:

Hall

Lounge/Kitchen 9'11" x 17'8" (3.02m x 5.38m) Both Max

Balcony 9'1" x 5'2" (2.77m x 1.57m)

Storage 3'11" x 5'6" (1.2m x 1.68m)

Shower Room 6'1" x 5'6" (1.85m x 1.68m)

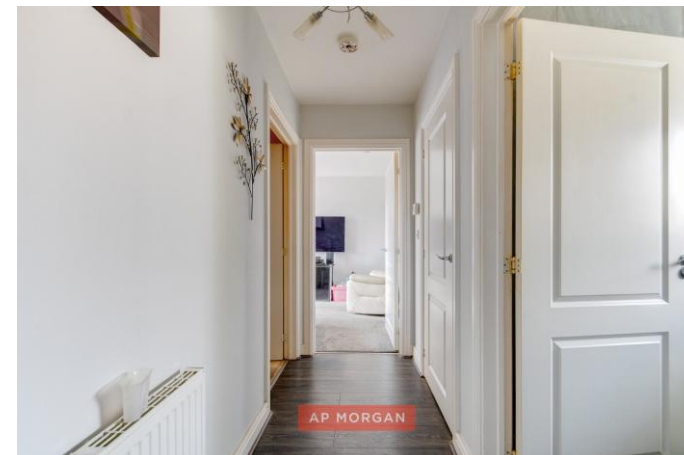
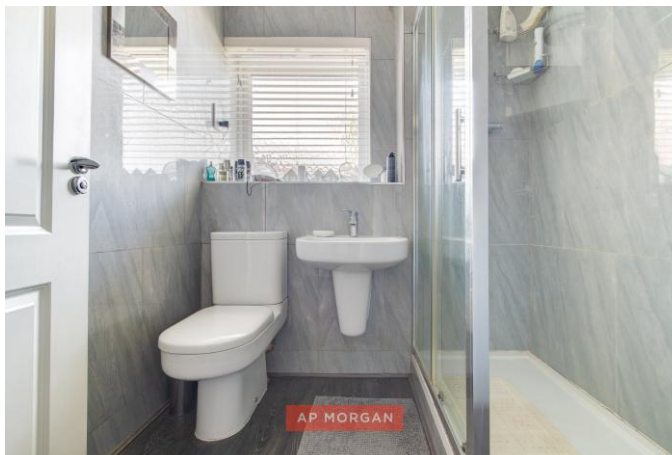
Bedroom One 10'10" x 11'8" (3.3m x 3.56m) Both Max

EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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.

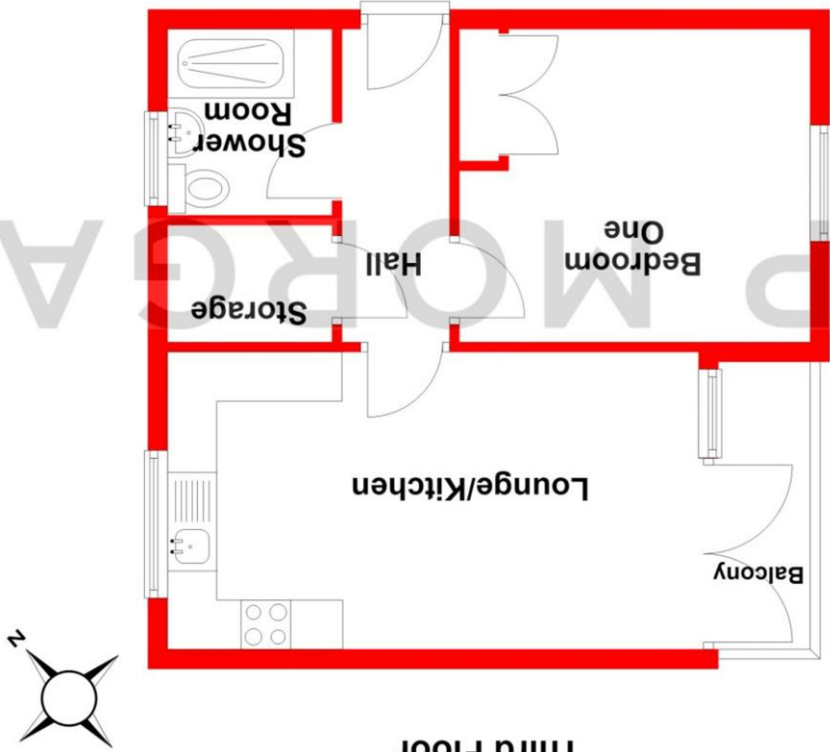
Need a solicitor?

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.

Third Floor



Total area: approx. 38.1 sq. metres (410.4 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 PlanUp.

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