

**AP MORGAN**



**Haldon Grove, Birmingham**  
Asking Price £240,000

**Features:**

- Well presented, three-bedroom, semi-detached home
- Exciting opportunity for first time buyers,
- Spacious living room
- Bespoke fitted kitchen/breakfast room
- Two double, one single bedrooms
- Contemporary family bathroom
- Versatile rear garden

**Description:**

Is this the one you have been waiting for?

Whether you are taking your first step onto the property ladder or searching for the perfect base to raise a family, the home ticks every box. This well-presented three-bedroom semi-detached home offers generous, flexible living space across two floors and is ready to move straight into.

From the moment you step through the front door, the reception room sets the tone. At over 21 feet in length it is a genuinely impressive space, ideal for family life, entertaining, or simply spreading out and making yourself at home.

The real heart of this home is the bespoke fitted kitchen. Thoughtfully designed and finished to a high standard, it is the kind of kitchen you actually want to cook in. Whether it is a quiet weekday breakfast or a weekend gathering, this space works hard for you.

Upstairs, three well-proportioned bedrooms serve the household with ease, supported by a family bathroom. The largest bedroom measures over 12 feet, giving you the breathing room that matters.

Outside, the layout lends itself to relaxed evenings and weekend mornings, while the location puts everything you need close to hand.

Demand for homes like this is strong and early interest is expected. Call us now to arrange your viewing.



**Details:**

**Hall**

**Lounge** 21'11" x 10'3" (6.68m x 3.12m) Both Max

**Kitchen/Breakfast Room** 13' x 18'6" (3.96m x 5.64m) Both Max

**Bedroom One** 11'7" x 9'10" (3.53m x 3m) Both Max

**Bedroom Two** 12'5" x 9'10" (3.78m x 3m)

**Bedroom Three** 8'9" x 5'6" (2.67m x 1.68m) Both Max

**Bathroom** 7'5" x 5'6" (2.26m x 1.68m)



**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

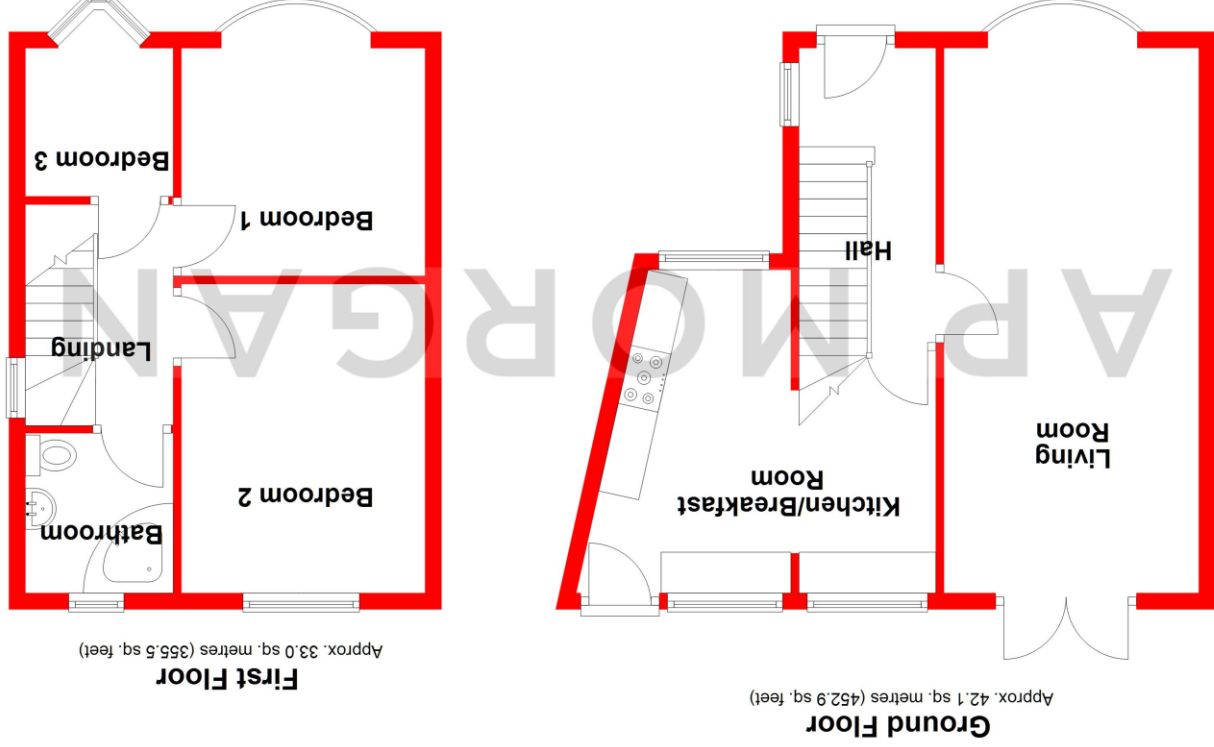
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 75.1 sq. metres (808.4 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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