

AP MORGAN

New House Farm Drive, Bournbrook House,
Asking Price £250,000

Features:

- Spacious ground floor apartment on a quiet road
- Open plan kitchen, lounge and dining space with French doors onto the communal patio
- Principal bedroom with French doors onto the patio and a private en-suite
- Second double bedroom, also with French doors onto the patio
- Well-fitted kitchen with genuine space for a family dining table
- Entrance hall with utility cupboard, giving access to every room
- Family bathroom with bath and overhead shower
- Additional storage room

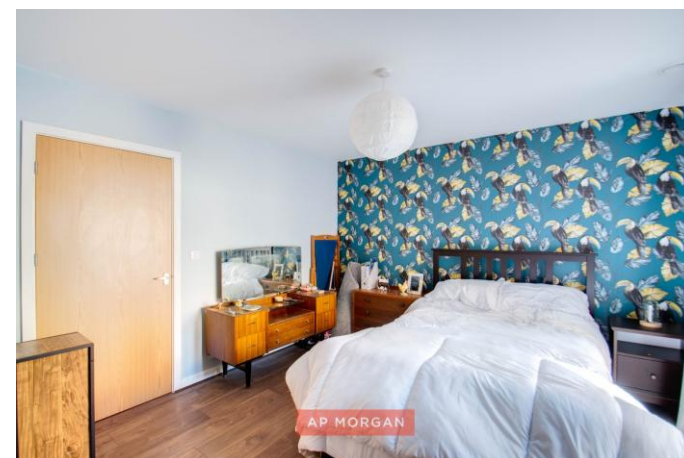
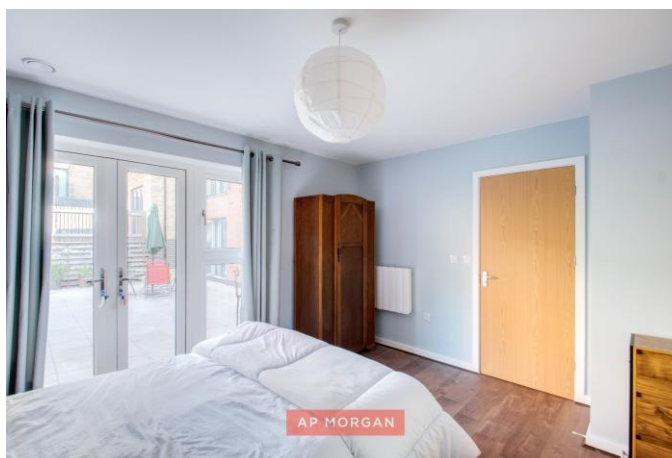
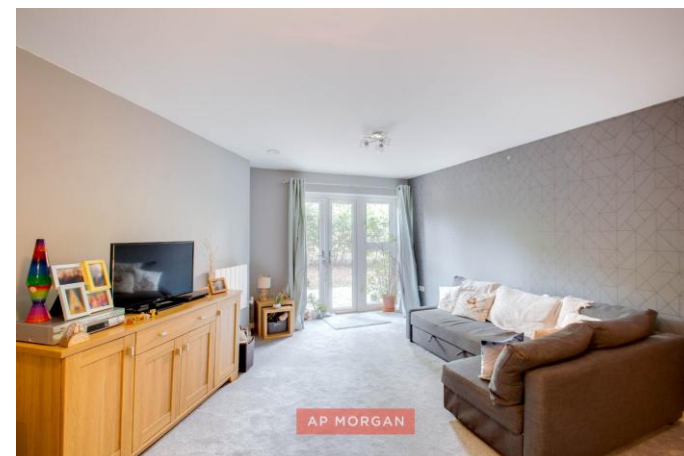
Description:

Ground floor apartment. Open plan living with room to actually spread out. A home that doesn't ask you to compromise.

Step through the entrance hall and you already know where everything is. A utility cupboard sits neatly off to one side, and every room leads naturally from this one central point, so there's no wasted corridor and no guessing where you're going.

The open plan kitchen, lounge and diner is where you'll spend most of your time, and it's been given the room to earn that. There's proper space for a family dining table, a kitchen that's well-fitted rather than just functional, and French doors that open onto the communal patio, so the outside space is never more than a few steps away.

Both bedrooms are doubles, and both open onto that same patio through their own French doors, giving you a choice of where to start the morning with the doors thrown open. The principal bedroom has the added benefit of a private en-suite, while the second bedroom sits just as comfortably alongside it. A family bathroom with a bath and overhead shower.



You're on a quiet road here, but you're not cut off. Northfield Manor Primary Academy, rated Good by Ofsted, is within easy walking distance, and Bournville School is close by too. Northfield station is approximately 1.4 miles away for your commute, and Longbridge Town Centre, home to Sainsbury's, Marks & Spencer and a wide range of shops and places to eat, is a short drive from your door.

Details:

Hall

Lounge/Kitchen/Diner 29'8" x 16'9" (9.04m x 5.1m) Both Max

Bedroom One 13'3" x 11'3" (4.04m x 3.43m) Both Max

En-suite 4'6" x 7'5" (1.37m x 2.26m)

Bedroom Two 13' x 15'4" (3.96m x 4.67m) Both Max

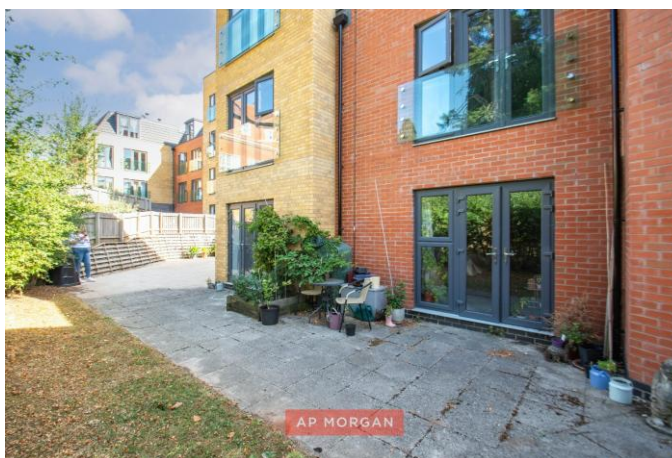
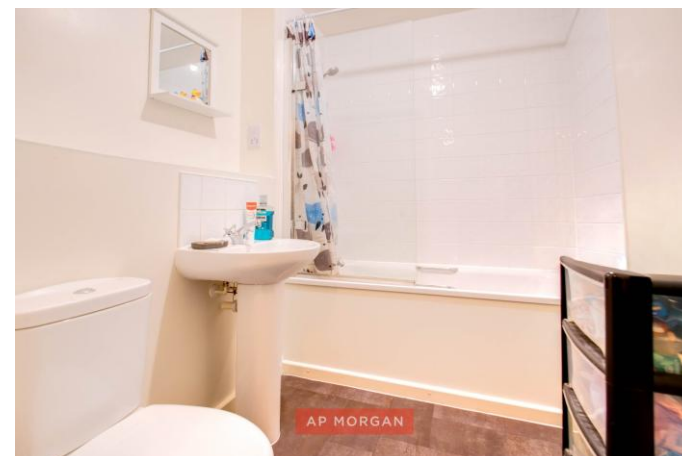
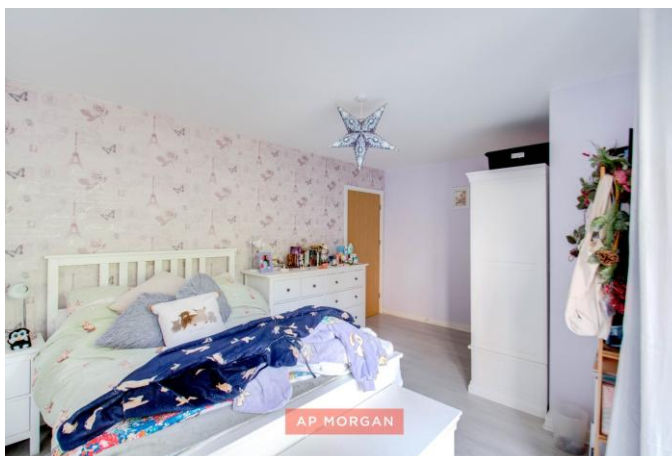
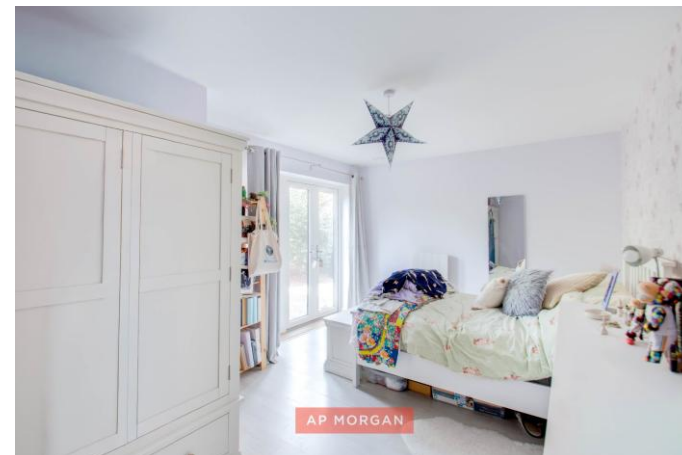
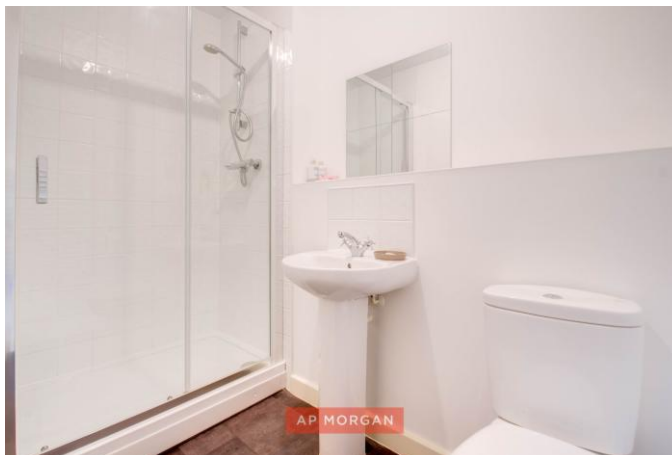
Bathroom 6'5" x 7'5" (1.96m x 2.26m)

EPC Rating: B

Council Tax Band: D (tbc by solicitors).

Tenure: To be advised (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.

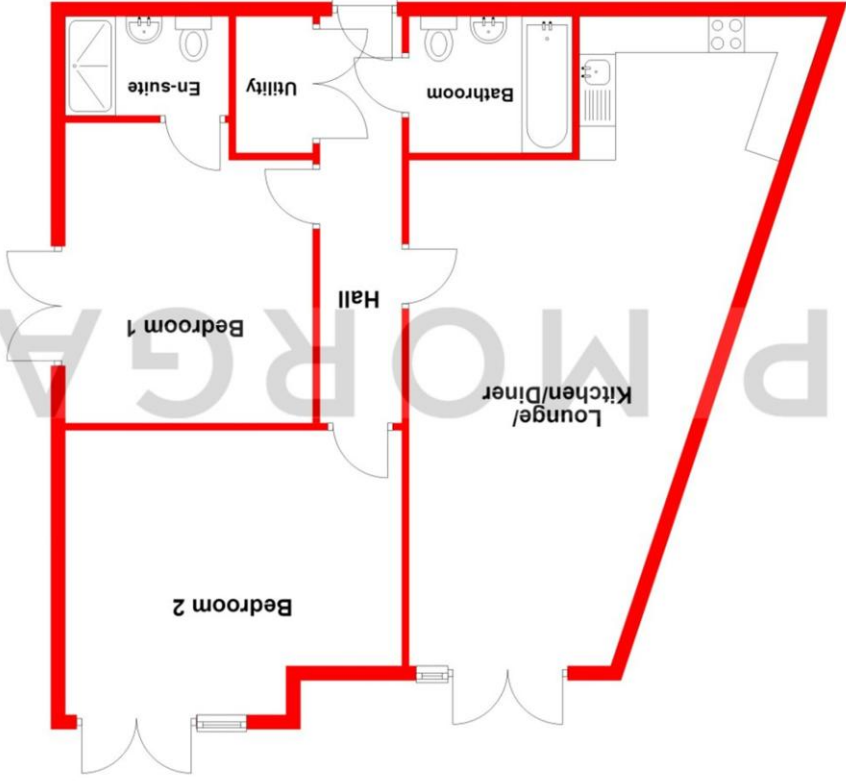
Need a solicitor?

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



Total area: approx. 84.1 sq. metres (904.9 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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