



AP MORGAN

Alvechurch Road, Birmingham
Guide Price £170,000

Features:

- Beautifully presented three bedroom mid terrace home
- Exciting opportunity for first time buyers and investors
- Two double and one single bedrooms
- Substantial sitting room with electric fire and bay window
- Generously sized kitchen and adjoining pantry
- Family shower room
- Externally accessed storage room
- Versatile and vast rear garden
- Off street parking for multiple vehicles
- Prime positioning for schooling and amenities
- Short drive to the motorway
- Serviced well by public transport links

Description:

Mid terrace charm meets serious potential. Three bedrooms, a vast rear garden, and parking sorted.

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

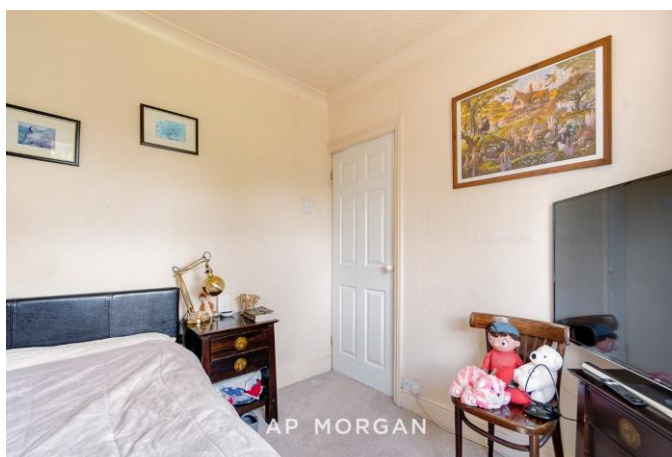
Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

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.

Beautifully presented throughout, this three bedroom mid terrace home on Alvechurch Road is exactly the kind of property that gets snapped up quickly, and it's easy to see why. Whether you're taking your first step onto the property ladder or adding a sound investment to your portfolio, this one checks every box.

Step inside and the substantial sitting room sets the tone, with a charming bay window flooding the space with natural light and an electric fire ready for those cosy evenings in. From here, the layout flows naturally through to a generously sized kitchen, complete with an adjoining pantry,



a lovely period feature that adds both character and genuinely useful storage.

Upstairs you'll find three bedrooms, two doubles and a single, along with a well presented family shower room. Outside, there's an externally accessed storage room for all the bikes, tools and bits that never quite fit indoors, while the rear garden is a real surprise, vast in size and versatile enough for whatever you have in mind, whether that's entertaining, growing your own, or simply giving the kids room to roam.

Practicality hasn't been overlooked either. Off street parking is available for multiple vehicles, the property sits within easy reach of well regarded schools and everyday amenities, and commuters will appreciate the short drive to the motorway alongside excellent public transport links right on the doorstep.

This is a home that has been looked after and it shows.

Details:
Hall

Sitting Room 14'9" x 11'3" (4.5m x 3.43m) Both Max

Kitchen 8'7" x 10'11" (2.62m x 3.33m) Both Max

Landing

Bedroom One 13'6" x 8'7" (4.11m x 2.62m)

Bedroom Two 8'7" x 8'5" (2.62m x 2.57m)

Bedroom Three 10'5" x 7' (3.18m x 2.13m) Both Max

Shower Room 5'9" x 7' (1.75m x 2.13m)

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

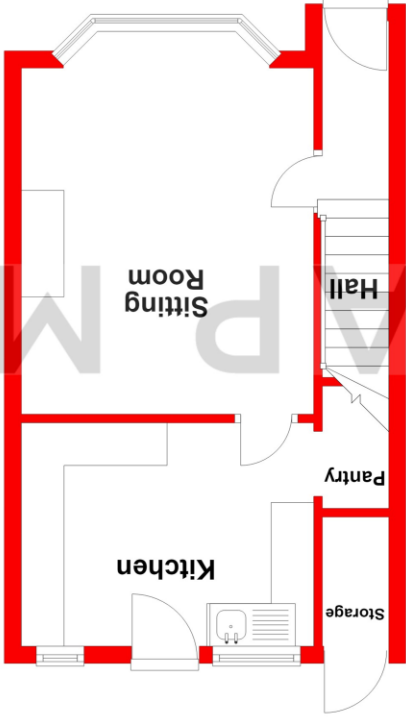
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

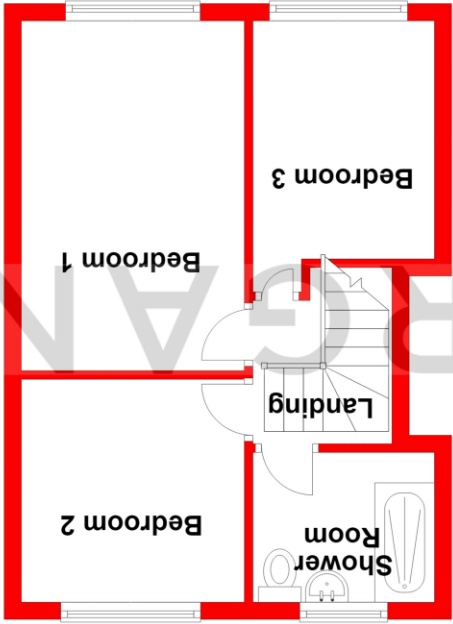
Identity Checks

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.



Approx. 29.6 sq. metres (318.9 sq. feet)

Ground Floor



Approx. 31.8 sq. metres (342.5 sq. feet)

First Floor

Total area: approx. 61.4 sq. metres (661.3 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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