

AP MORGAN



Tanners Way, Crouch Court
Offers Over £210,000

Features:

- Well-presented two-bedroom ground floor apartment
- Spacious, open-plan living room, dining area and kitchen
- Kitchen fitted with integral appliances
- Contemporary bathroom suite
- Generously proportioned master bedroom
- Allocated parking space
- Situated within a modern development
- Close to Bournville village centre
- Approx. 10 minutes to Selly Oak train station
- Bus stop within a short walk
- Nearby retail parks and supermarkets, including Sainsbury's
- Excellent school catchment, including Bournville Village Primary and Kings Norton Girls' School
- Close to the University of Birmingham
- Canal towpath nearby, ideal for walking or running
- Local parks for children
- Friendly, community-focused neighbourhood

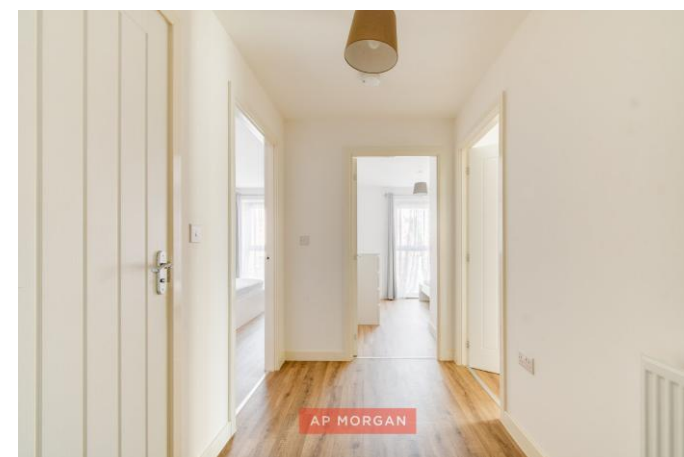
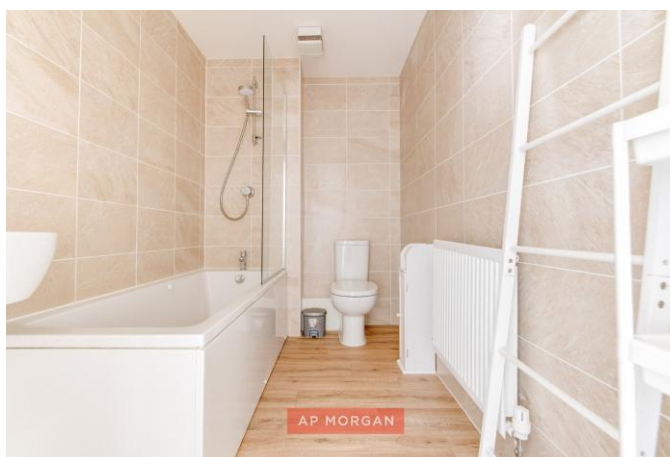
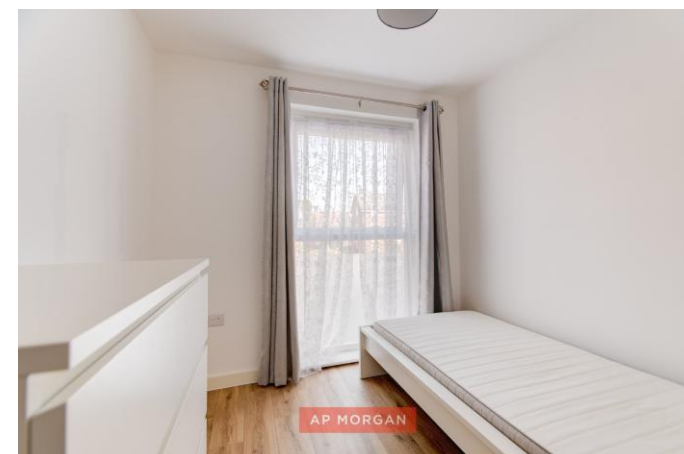
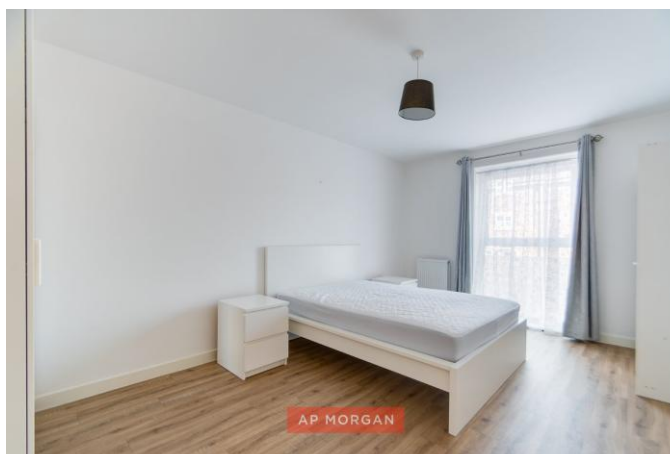
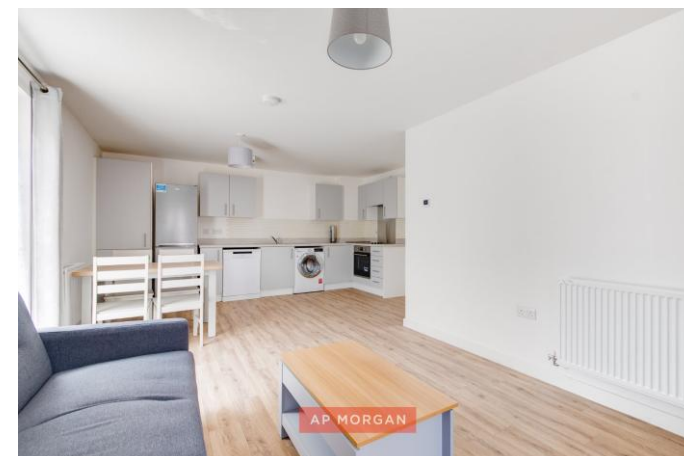
Description:

Quiet estate. Easy commute. A ground floor apartment that ticks every box on the list.

Set within a newer development in this well-connected corner of Birmingham, this two-bedroom ground floor apartment offers bright, open-plan living across a generous kitchen, dining and lounge space, along with a contemporary bathroom and the kind of allocated parking that makes life that bit easier. It's the sort of home that works for first-time buyers, downsizers or anyone who wants easy access to the city without giving up on green space and community feel. And with Bournville village, retail parks, schools and the canal towpath all close by, there's plenty to love beyond the front door.

We asked them what made them buy it...

"I liked the exterior of the building straight away. The estate itself is new, with really convenient shopping and transport links close by, and the school catchment area is great too. It's a quiet neighbourhood, but you've still got easy access to public transport, plenty of shopping, and neighbours who are genuinely friendly. We're close to the University of Birmingham as well, which was a real plus. There are supermarkets nearby, including Sainsbury's, and a canal just along the way where you can walk or run. There are parks for the children too. For schools, it's Bournville Village Primary and Kings Norton Girls' School, and getting around couldn't be easier. It's about ten minutes on foot to Selly Oak train station, and the bus stop is four minutes away. There are regular activities at the local church, and people in the neighbourhood put together their own get-togethers too.



It's a spacious property, in a beautiful environment, with great shopping and transport right on the doorstep."

What about the house itself?

"We spend most of our time in the living room, whether that's eating snacks or watching Netflix or YouTube. The master bedroom is really spacious and comfortable too."

Our agents say...

This is a well-presented apartment, and the open-plan layout does a lot of the heavy lifting. Living, dining and kitchen space flow together nicely, so whether you're cooking, hosting, or just relaxing in front of the TV, the room adapts to how you actually want to use it. The kitchen comes with integral appliances already in place, which is one less thing to think about, and the bathroom has been finished to a proper contemporary standard. Both bedrooms offer good proportions, with the master in particular giving that little bit of extra breathing room. Add in the allocated parking space, a location that's a real sweet spot between Bournville village, retail parks and excellent transport links, and you've got a home that's ready to move straight into. If that sounds like your kind of home, get in touch and we'll get you booked in for a viewing.

Details:

Hall

Living Room/Dining Room/Kitchen 21'5" x 15' (6.53m x 4.57m) Both Max

Bedroom One 15'7" x 10'10" (4.75m x 3.3m) Both Max

Bedroom Two 10'9" x 8' (3.28m x 2.44m) Both Max

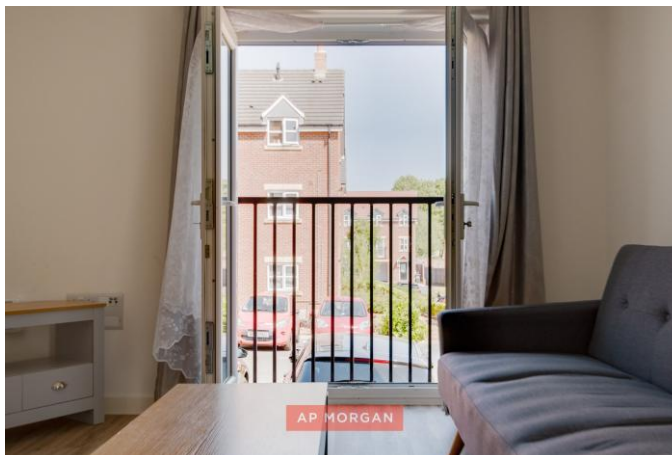
Bathroom 5'6" x 9'1" (1.68m x 2.77m)

EPC Rating: B

Council Tax Band: B (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 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.

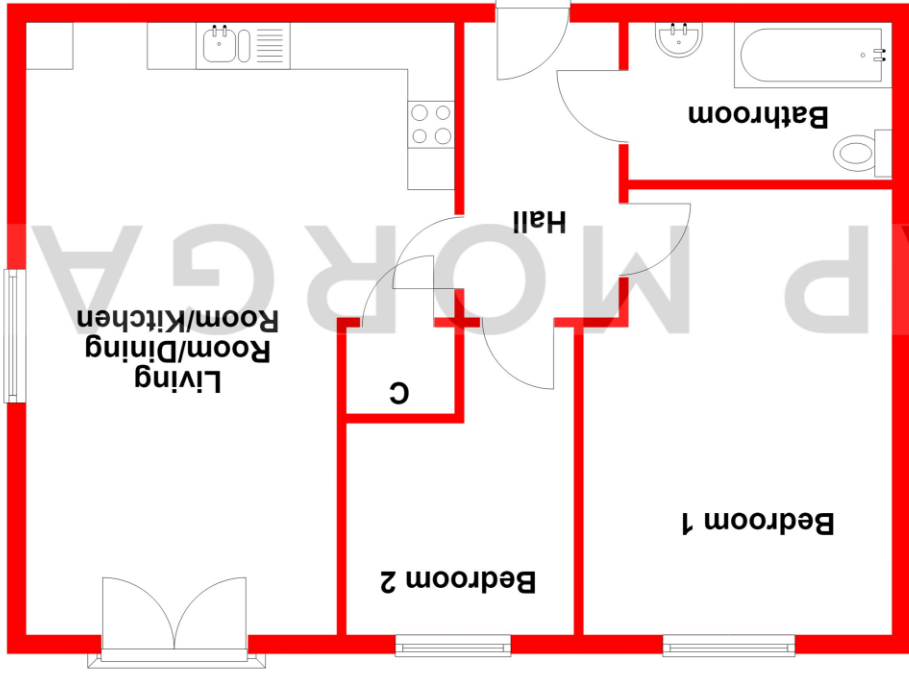
Need a solicitor?

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.

Ground Floor



Total area: approx. 60.2 sq. metres (648.2 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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