

AP MORGAN



Waggon Walk, Birmingham
Asking Price £200,000

Features:

- Well Loved Three-Bedroom Mid Terrace Home
- Same Family in situ for Thirty Years
- Fully Modernised Throughout
- Fitted Kitchen with Ample Storage Space
- New Windows, Doors, & Central Heating
- Landscaped Rear Garden
- Quiet Popular Location Near Longbridge Village
- Excellent Local School Catchment & Transport Links

Description:

Thirty years of love, and a home that still has plenty to give.

Set in a nice, quiet spot in Waggon Walk, this well-loved three-bedroom mid-terrace has been modernised from top to bottom by the same family for three decades. It's an easy-maintenance home with a landscaped rear garden, a fitted kitchen with ample storage, and a location that's genuinely hard to beat, close to Longbridge village, the retail park, and two train stations. This is a home with real roots, ready to grow new ones.

We asked them what made them buy it...

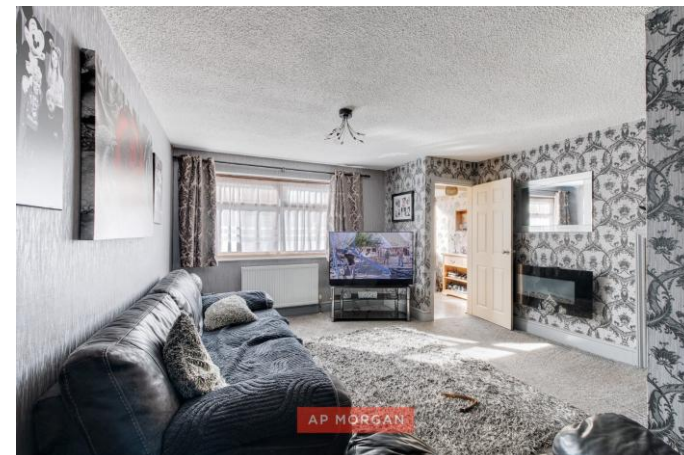
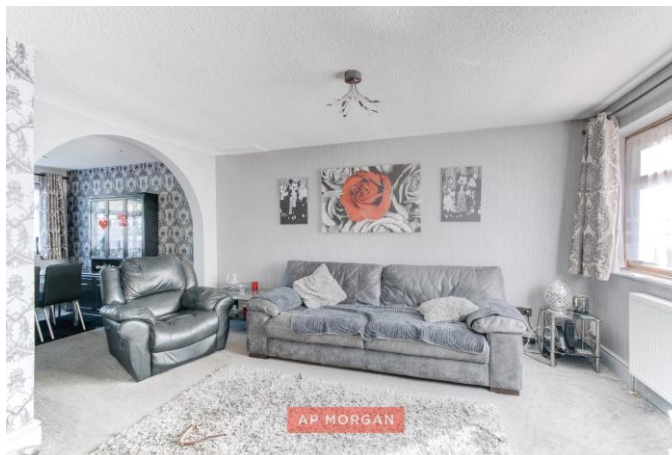
"We bought the house off the Council about thirty years ago. We loved the area, and honestly, that hasn't changed one bit. It's a nice, quiet spot, and it's been a wonderful place to call home."

What about the house itself?

"We've modernised it throughout, new windows, new doors, new central heating, and we fully redid the garden too. We've painted and decorated everywhere. It's been a real labour of love, and we've enjoyed every bit of it."

Our agents say...

You can tell this is a home that's been genuinely cared for. The fitted kitchen offers ample storage space and flows through to a separate dining room, giving you a proper spot for family meals. And with new windows, doors, and central heating throughout, all the big jobs are already done.



Upstairs, three good sized bedrooms and a family bathroom give you plenty of flexibility, whether that's a growing family, a home office, or space for guests. Outside, the landscaped rear garden is low maintenance but full of character, perfect for summer barbecues or a game of football with the kids.

With West Heath Primary School and Turves Green Boys' & Girls' School both within catchment, plus easy access to the High Street and two train stations, this is a location families settle into and stay. Get in touch with AP Morgan today to arrange your viewing.

Details:

Hall

Living Room 13'8" x 12'4" (4.17m x 3.76m)

Dining Room 10'9" x 9'5" (3.28m x 2.87m)

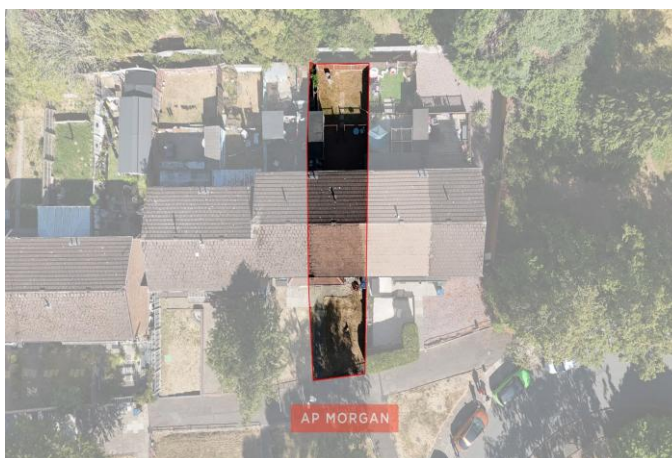
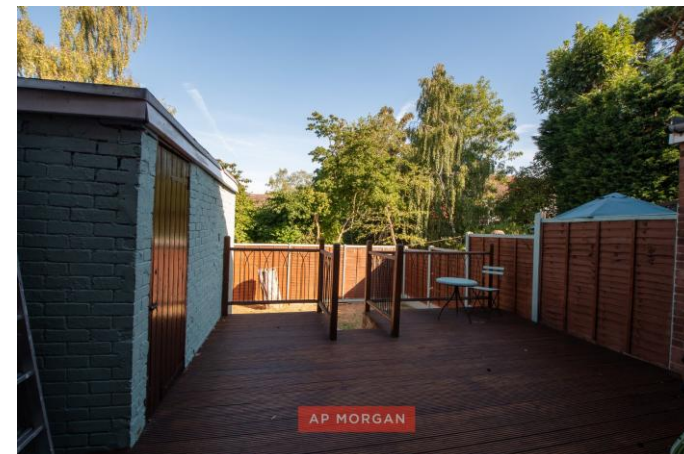
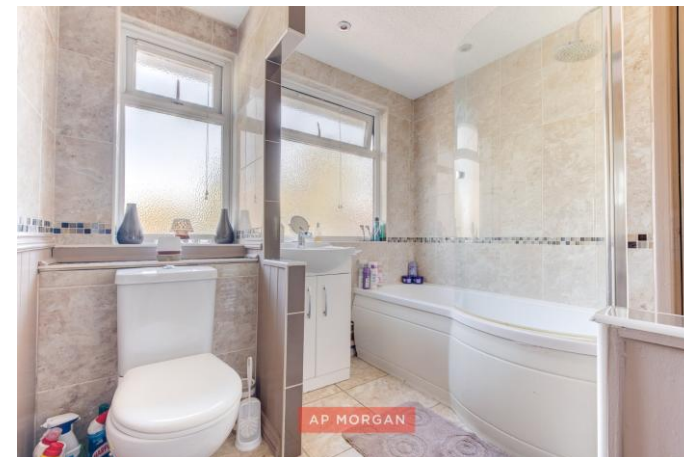
Kitchen 13' x 6'11" (3.96m x 2.1m)

Bedroom 1 12'7" x 10'8" (3.84m x 3.25m) Both Max

Bedroom 2 12'10" x 11'2" (3.9m x 3.4m) Both Max

Bedroom 3 8' x 7' (2.44m x 2.13m)

Bathroom 10'9" x 7'10" (3.28m x 2.4m)



EPC Rating: To be confirmed

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?

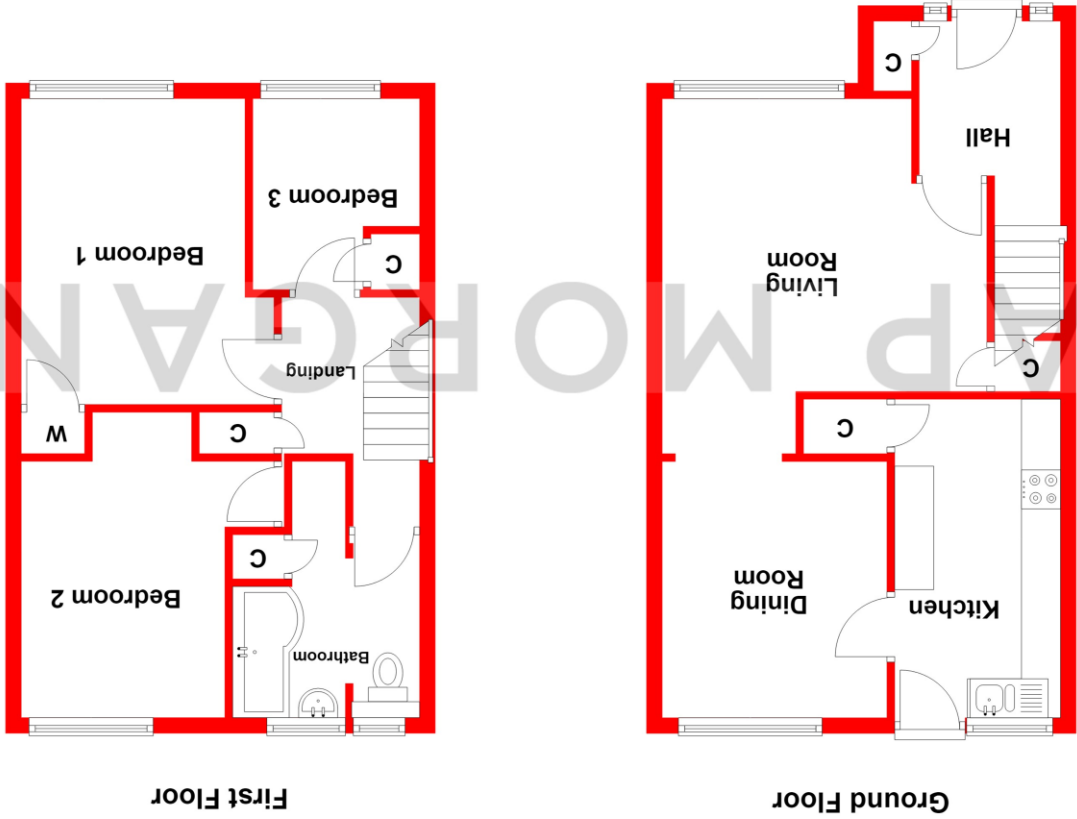
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 81.8 sq. metres (881.0 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 Planlup.

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