

An aerial photograph of a residential street in Birmingham. The street is lined with modern, two-story houses. The houses on the left are white with red brick accents and red doors. The house in the center is white with red brick accents and red doors. The house on the right is red brick with white window frames and grey doors. Several cars are parked on the street: a red car on the left, a blue car in the center, a light blue car on the right, and a white van on the far right. The street is paved with asphalt and has a brick-paved area in the foreground. A black lamppost stands in the center of the street. The background shows more houses and a tree.

**AP MORGAN**

**Caddy Street, Birmingham**  
Offers in excess of £300,000

### Features:

- Three Bedroom Modern Family Home
- Two Bathrooms Plus Downstairs WC
- Principal Suite Covering the Entire Second Floor
- Private Driveway
- Fitted Kitchen with Dining Area and Utility
- Built on a New Estate
- Like New Condition Throughout
- Excellent Motorway and Train Links

### Description:

A brand new estate. A private driveway. And a principal suite that takes up the whole top floor. This one has thought of everything.

This three-bedroom, two-bathroom home sits in a fantastic spot on a newly built estate, with a private driveway and that like-new condition throughout the whole house. Spread across three floors, it's a genuinely spacious family home, with a fitted kitchen diner, downstairs WC, and a principal suite that has an entire floor to itself. It's the sort of layout that gives everyone their own space.

We asked them what made them buy it...

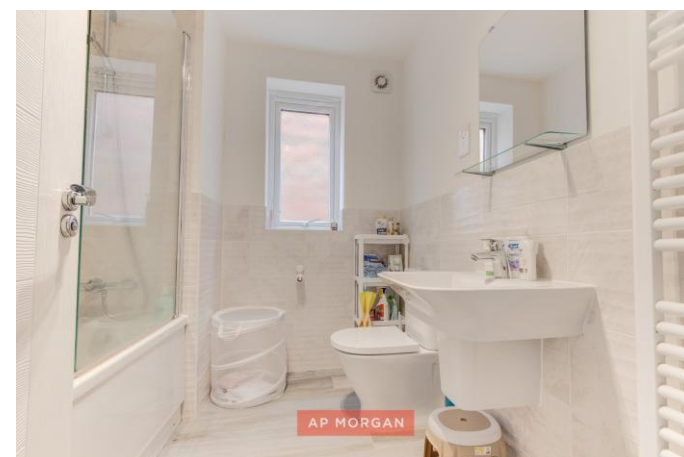
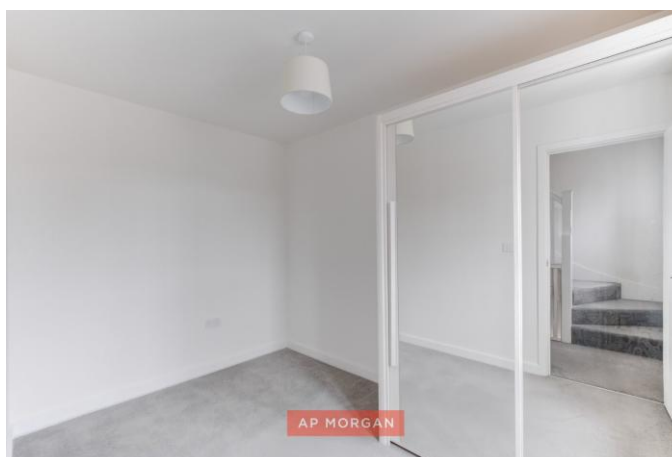
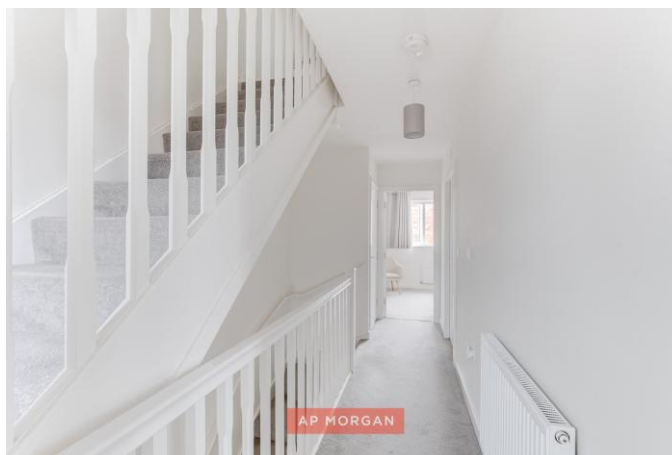
"The newly built house was lovely and well priced. It felt like exactly the right move for us."

What about the house itself?

"I've made the garden easily maintainable. Everything else is perfect."

Our agents say...

This is a fantastic private location on a new estate, which is not always easy to find, and the private driveway means parking is never a worry. Downstairs, the kitchen diner is a real hub, with a separate utility area and a handy WC for guests. Upstairs, two well-proportioned bedrooms share a family bathroom, but it's the second floor that really sets this house apart. The principal suite spans the entire top floor, complete with its own en-suite and landing, giving you a proper retreat away from the rest of the house.



With excellent motorway and road links plus easy access to the train station, and everything you need close by in the local shopping centre and amenities, this is a home that works for commuters and families alike.

If you like the sound of a brand new, ready to move into family home with a principal suite worth talking about, get in touch with the AP Morgan team to arrange your viewing.

**Details:**

**Hall**

**Lounge** 14'6" x 10'11" (4.42m x 3.33m)

**Kitchen/Diner** 12'4" x 10'5" (3.76m x 3.18m)

**Utility Area** 6'6" x 3'3" (1.98m x 1m)

**WC (downstairs)**

**Landing**

**Bedroom (front)** 14'1" x 8'7" (4.3m x 2.62m)

**Bedroom (rear)** 11'2" x 7'4" (3.4m x 2.24m)

**Bathroom** 7'4" x 6'9" (2.24m x 2.06m)

**Principal Suite (2nd Floor)** 17'9" x 10'6" (5.4m x 3.2m)

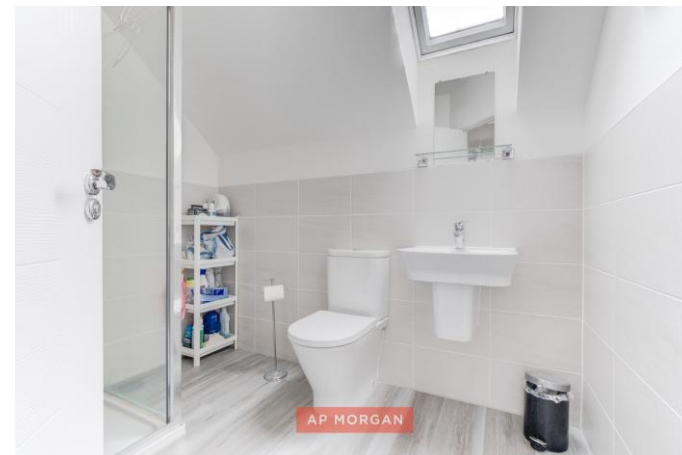
**Ensuite** 7'11" x 6'10" (2.41m x 2.08m) Both Max

**EPC Rating:** B

**Council Tax Band:** C (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](http://www.wissermortgageadvice.co.uk)

Property to sell?

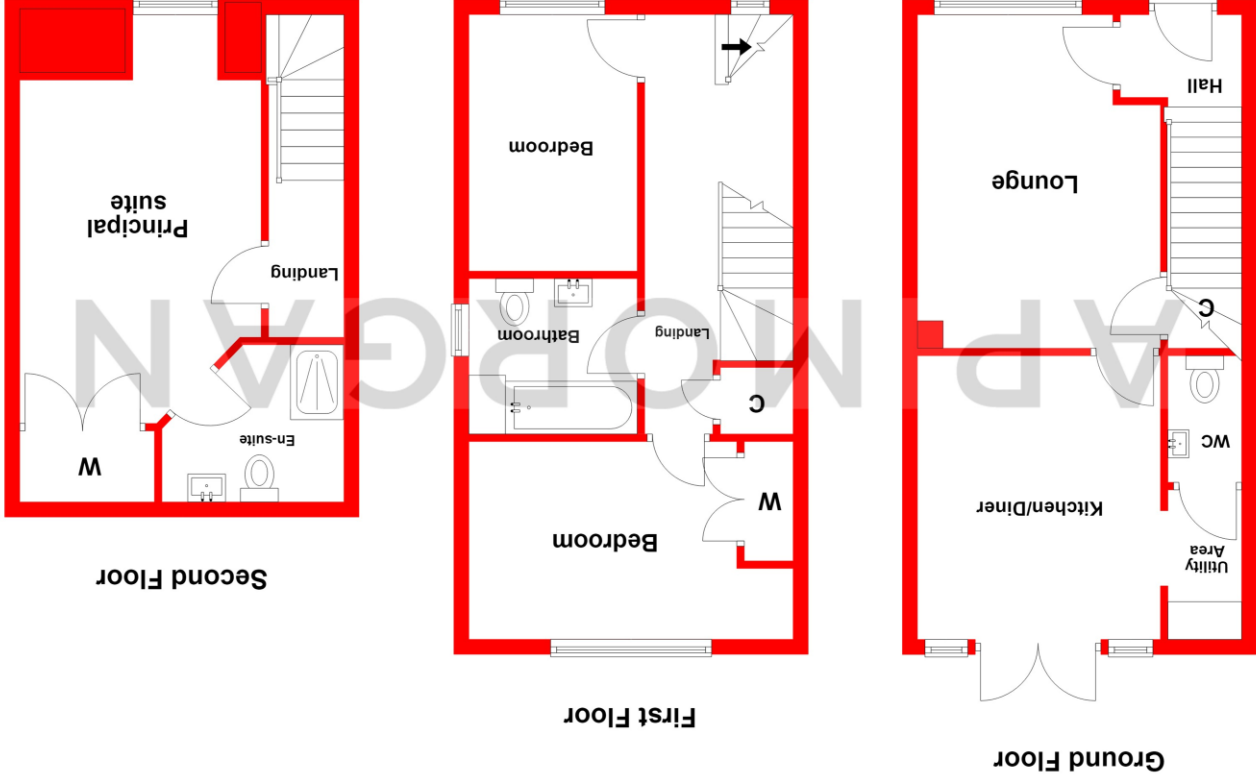
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 98.7 sq. metres (1062.6 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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