

AP MORGAN

Flat 9, 1 Cooper Avenue
Asking Price £128,000

Features:

- Well-presented ground floor flat offered at 20% discount
- an excellent opportunity for investors and first time buyers.
- Substantial open-plan lounge, kitchen and dining room
- One generous double bedroom
- Contemporary bathroom
- Integral storage area
- Bike shed with additional storage space
- Opportunity for off-street parking
- No neighbouring flat to either side, only one flat above
- Peaceful and private setting
- Short walk to Herberts Yard, M&S and local amenities
- Close to the Lickey Hills Country Park
- Excellent transport links: Longbridge train station within walking distance, city bus routes nearby, easy access to the M5 and M42
- Low maintenance, easy to manage

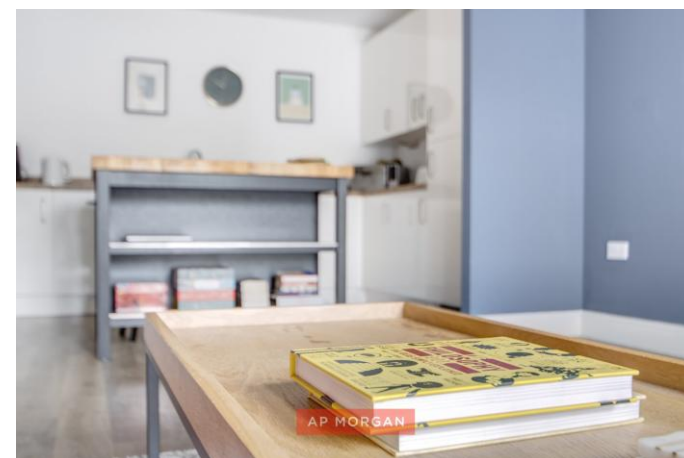
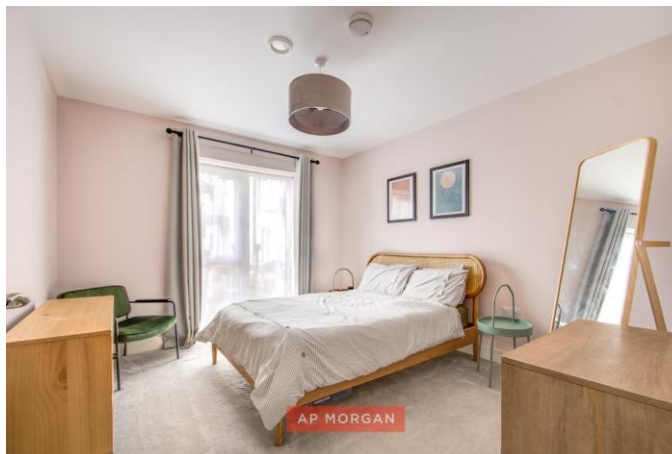
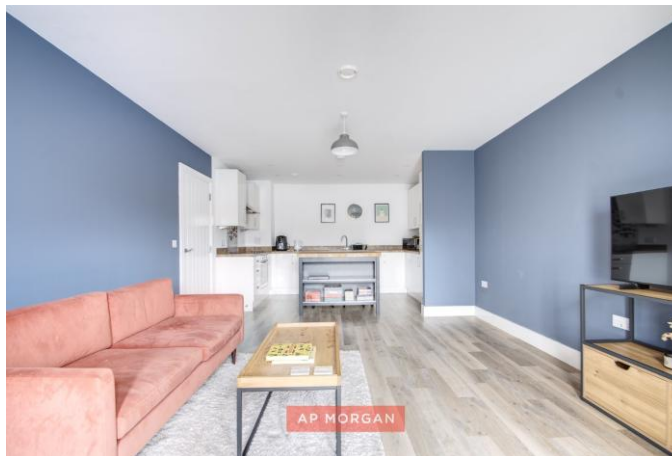
Description:

Private off-plan pick, chosen from the very first brick. Four years on, it still does exactly what she needed it to.

Tucked into an up-and-coming corner of Longbridge, just behind the retail park and a short walk from the Lickey Hills, this beautifully presented ground floor flat offers a substantial open-plan living, kitchen and dining space, one generous double bedroom, and a genuinely easy way onto the property ladder. There's a contemporary bathroom, integral storage, and the opportunity for off-street parking, with shops, cafes and transport links all within easy reach. Offered at £128,000, it's a rare and ready-made opportunity for first time buyers and investors alike.

We asked her what made her buy it...

"I bought the flat off-plan while it was still being built, the first person to select the plot, which felt like such an exciting step onto the property ladder. I got a say in the kitchen, the tiles, the flooring, all of it. It was the perfect size for a first home, especially buying and living by myself, and the location sold it too, right by Herberts Yard, M&S and the transport links. It's a really good area, it feels safe even



coming home from a night shift at three in the morning. Longbridge train station is a short walk away, there are buses into town, and the roads link straight onto the M5 and M42. Even now, what I love most is how close it is to the Lickey Hills, to M&S, to the shops. And it's incredibly easy to manage, keep clean and look after."

What about the flat itself?

"I spend most of my time in the open-plan living area, it's really spacious, and I love the divide with the kitchen island, which I use to work, eat and watch TV from while looking out over the living room. It's brilliant for hosting guests too, especially for a one bed apartment. I bought it as a new build, so I've painted throughout and added the kitchen island, furniture and fittings, but there was never any need for major changes. That open-plan living and kitchen area is what always gets a reaction from people visiting for the first time. In the evenings it feels cosy and safe, and through summer there's lovely light all day, there's real privacy in the living area but it still catches the light beautifully when it's bright outside. The kitchen is large for a one bed flat, with lots of storage and worktop space for cooking, and it's low maintenance with multiple transport options right on the doorstep. There's no neighbouring flat on either side, just one upstairs who is respectful and quiet, so it's really peaceful. There's a bike shed with plenty of room too, and a good sized storage area."

Our agents say...

This is a flat that has clearly been looked after, and it shows. The open-plan lounge, kitchen and dining space is the real showstopper, generous enough for entertaining but easy enough to maintain, with a smart kitchen island doing double duty as workspace, dining spot and social hub. The double bedroom is a proper size, the bathroom is contemporary and well finished, and the integral storage plus bike shed mean there's a place for everything. Add in off-street parking, walking distance to the Lickey Hills, M&S and Herberts Yard, and quick links to Longbridge station, the M5 and the M42, and you've got a flat that ticks the box for commuters, first time buyers and investors in equal

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.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.

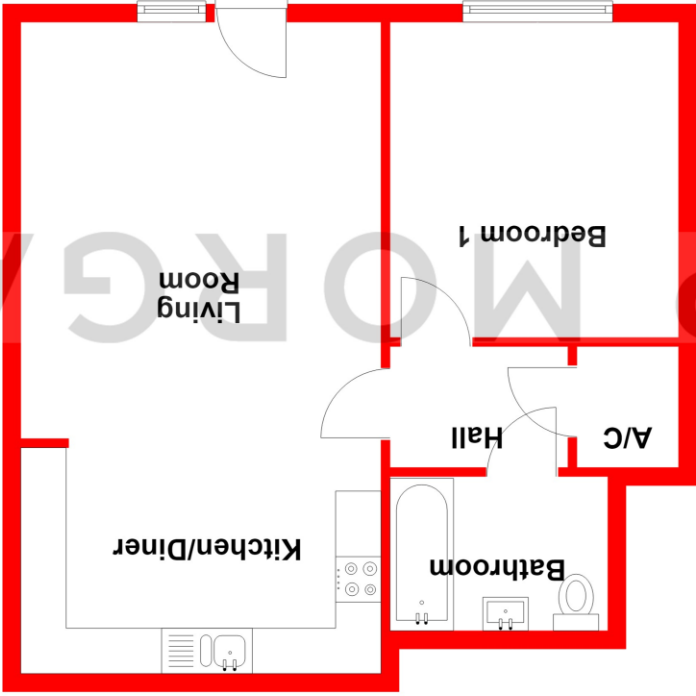
Need a solicitor?

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. 48.5 sq. metres (522.0 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 PlanUp.

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