

AP MORGAN



Nigel Avenue, Birmingham
Asking Price £270,000

Features:

- Spacious Three-Bedroom Semi-Detached Home
- Two Good Size Reception Rooms
- Large Conservatory
- Lots of Potential to Develop
- Large Rear Garden
- Private Driveway
- Stone's Throw from Royal Orthopaedic Hospital
- Close to Northfield High Street & Shopping Centre

Description:

Two good size reception rooms, a large conservatory, and plenty of potential to make it your own. A home ready for its next chapter.

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Set in a good location close to nearby amenities, this spacious three-bedroom semi-detached house offers two good size reception rooms, a large conservatory, and a big rear garden. With a private driveway and close to 934 sq ft, this is a home with lots of potential to develop, giving buyers a genuine opportunity to add their own stamp.

We asked them what made them buy it...

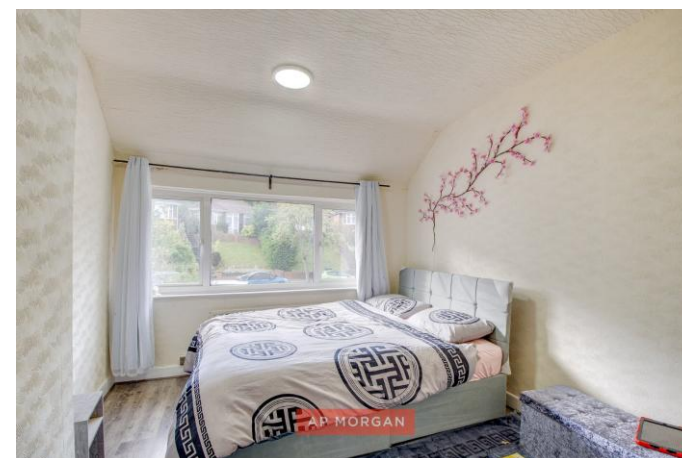
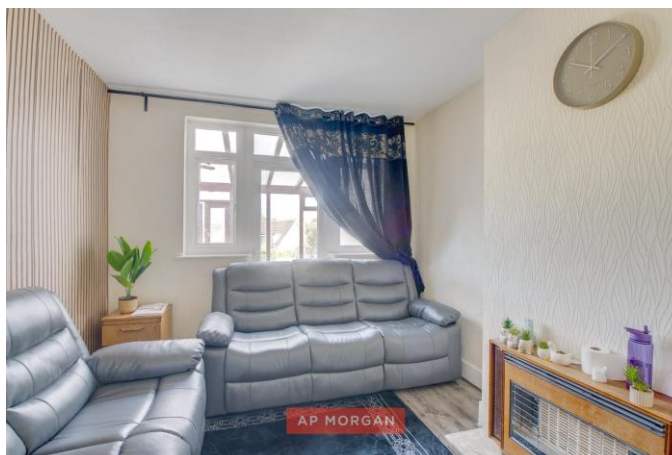
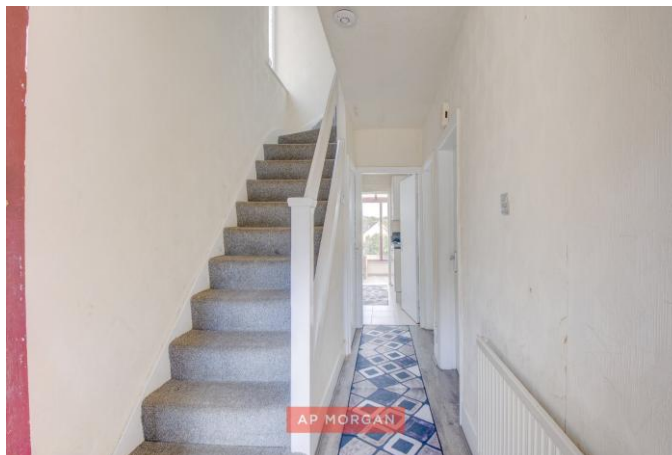
"It was the space that really stood out, having two good size reception rooms plus the conservatory gave us so much more room to enjoy. And being so close to everything we needed made day to day life easy."

What about the house itself?

"We loved how much potential the house had. It's given us the chance to really make it our own over the years, and the large conservatory has been a lovely spot to relax in all year round."

Our agents say...

This is a spacious family home with genuine scope to make it your own. The living room and separate lounge give you two good size reception rooms, ideal for busy family life, and the large conservatory adds a lovely extra space to sit and enjoy the garden view. Upstairs, three bedrooms and a family bathroom complete the layout.



With lots of potential to develop further, this is a great opportunity for buyers looking to put their own stamp on a home in a good location. The private driveway and large rear garden round things off nicely, with plenty of room for family life outdoors.

Being a stone's throw from the Royal Orthopaedic Hospital, close to public transport, within catchment for good local schools, and close to Northfield High Street and shopping centre, plus excellent motorway and road networks, this is a location that offers real everyday convenience.

A spacious home with this much potential does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Entrance Hall

Lounge 3.80 x 3.04 Max

Living Room 3.69 x 3.04

Kitchen 2.64 x 1.70

Conservatory 2.54 x 4.84

First Floor Landing

Bedroom One 3.79 x 3.06

Bedroom Two 3.70 x 3.06 Max

Bedroom Three 2.44 x 1.76

Bathroom 1.52 x 1.76

First Floor WC

EPC Rating: D

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 Wiser 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?

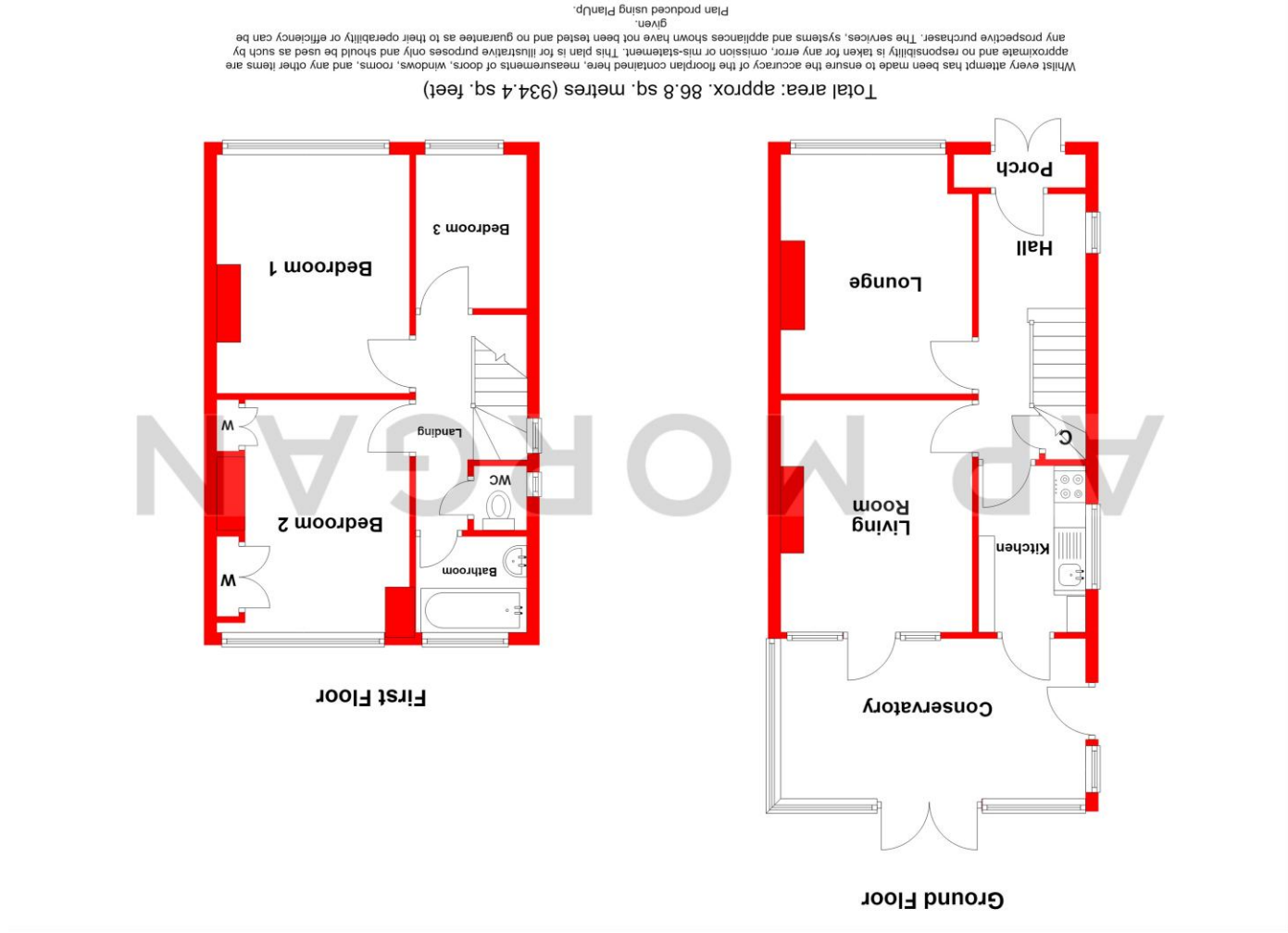
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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