



AP MORGAN

Culmington Road, Birmingham
Guide Price £160,000

Features:

- Three-Bedroom End of Terrace Property
- Being Sold by Modern Method of Auction
- Detached Garage
- Driveway for Two Cars
- Large Fore-Garden
- In the Same Family for Sixty Years
- Great Opportunity to Modernise
- Close to Local High Street and Amenities

Description:

In the same family for sixty years. A genuine opportunity to make this one your own.

This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Set close to public transport and the local high street, this three-bedroom end of terrace property has been in the same family for the last sixty years. It comes with a detached garage, driveway for two cars, and a large fore-garden, offering a great opportunity for buyers to add their own stamp. Being sold by modern method of auction, this is a straightforward route to securing a home with real character and potential. At just over 1,100 sq ft, there's plenty of space to work with.

We asked them what made them buy it...

"My family bought this home over sixty years ago, and it has been such a big part of our lives ever since. It has always felt like somewhere with real character."

What about the house itself?

"There is so much potential here. We know it is ready for someone to come in and really make it their own, and we are excited to see what the next chapter holds for it."



Our agents say...

There is something special about a house that has stayed in one family for sixty years, and this one offers a genuine opportunity for its next owner. The kitchen, dining room, and living room give a good sense of space downstairs, with a handy lean-to adding further practical storage.

Upstairs, three bedrooms sit alongside a wet room, giving buyers plenty of scope to update and modernise to their own taste. Outside, the detached garage and driveway for two cars, plus a large fore garden, add real practicality and kerb appeal.

Being close to public transport, the local high street and amenities, and with excellent motorway and road networks, this location continues to offer genuine everyday convenience.

Please note this property is being sold by modern method of auction. A home with this much history and this much potential does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Living Room 13'3" x 12'7" (4.04m x 3.84m)

Dining Room 10'3" x 9' (3.12m x 2.74m)

Kitchen 10'3" x 9'7" (3.12m x 2.92m)

Lean-To 16'3" x 4'8" (4.95m x 1.42m)

Landing

Bedroom 1 11'6" x 10'2" (3.5m x 3.1m)

Bedroom 2 12' x 11'3" (3.66m x 3.43m)

Bedroom 3 8'5" x 8'2" (2.57m x 2.5m)

Wet Room 8' x 7'5" (2.44m x 2.26m)

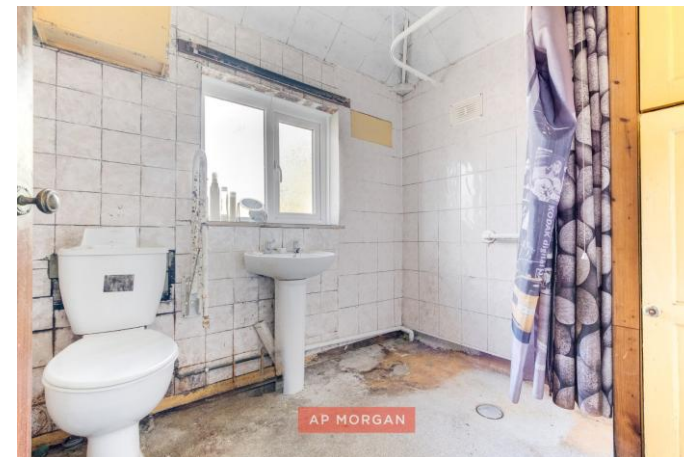
Garage 14'5" x 7'10" (tbc) (4.4m x 2.4m (tbc))

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.wissemortgageadvice.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.

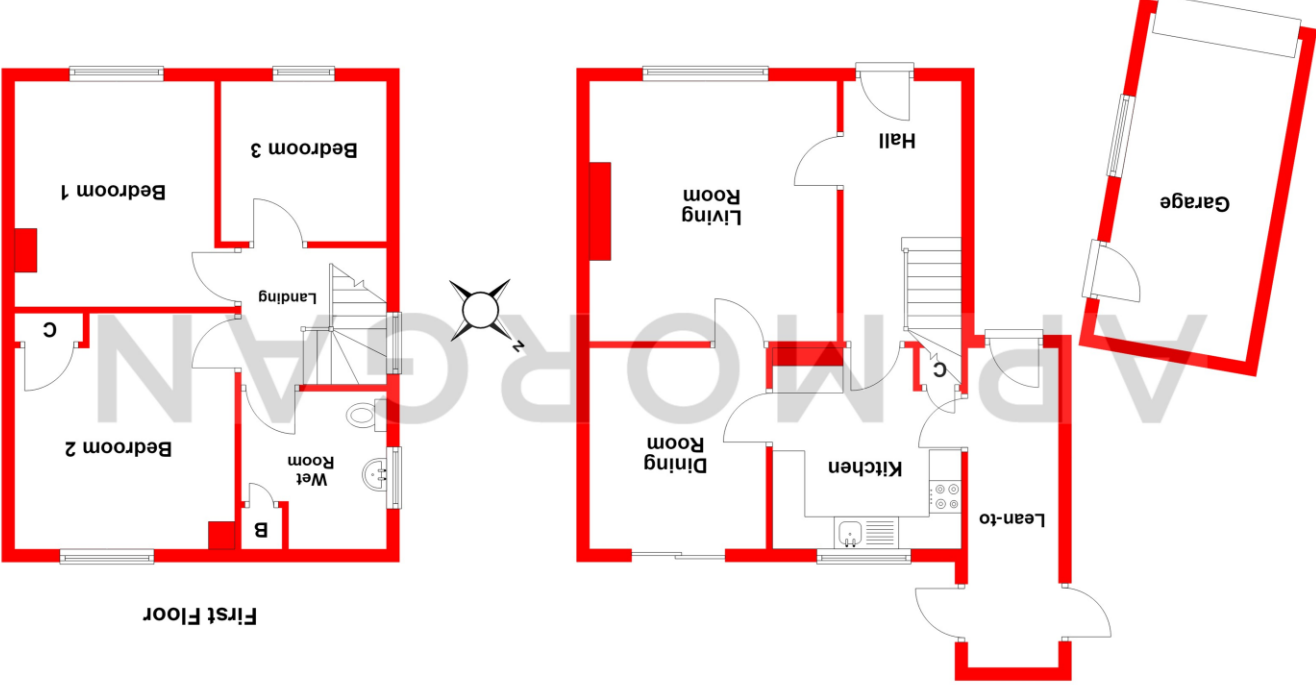
Need a solicitor?

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. 102.3 sq. metres (1100.8 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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