

**AP MORGAN**

**Winchester Close, Rowley Regis, West Midlands**  
Guide Price £60,000

**Features:**

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Ground floor apartment
- One bedroom with fitted wardrobe
- Spacious lounge
- Separate toilet and bathroom
- Ample Resident parking
- Great investment opportunity
- Ideal location

**Description:**

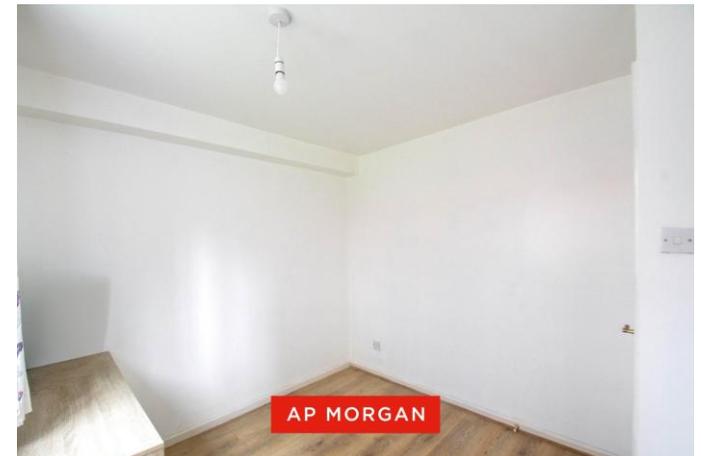
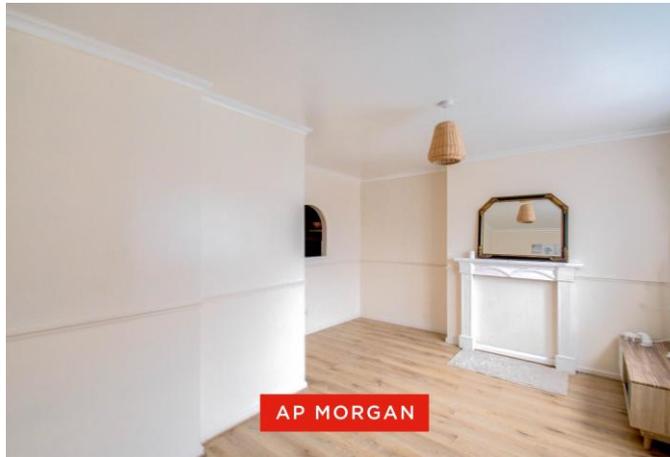
Introducing this ground floor apartment, a great investment opportunity offering one bedroom with a fitted wardrobe, a spacious lounge, a kitchen with space for freestanding appliances, and a separate toilet and bathroom, with the benefit of ample resident parking at the front.

On arrival, the apartment block offers ample parking for residents and visitors to the front, with the entrance located on the right-hand side of the block.

On entering the apartment, you step into a porch which leads into the hall, offering a cupboard that is ideal for storage. Straight ahead is the lounge, a great space for relaxing, featuring an arched serving hatch from the kitchen. Back through the hall, you will find the kitchen, fitted with storage cupboards, worktop space and room for freestanding appliances.

The bedroom is situated at the end of the hall, offering space for a single or small double bed, with a fitted wardrobe providing useful storage and space-saving convenience. The toilet and bathroom are separate rooms accessed from the hall, with the bathroom comprising a wash basin and bathtub with an overhead shower.

Situated in Rowley Regis, this property is well located for a convenience store, Rowley Regis railway station, and bus routes into Blackheath town centre, offering a further choice of shops and amenities. It is also within easy reach of Junctions 2 and 3 of the M5 motorway.



**Details:**

**Porch**

**Hall**

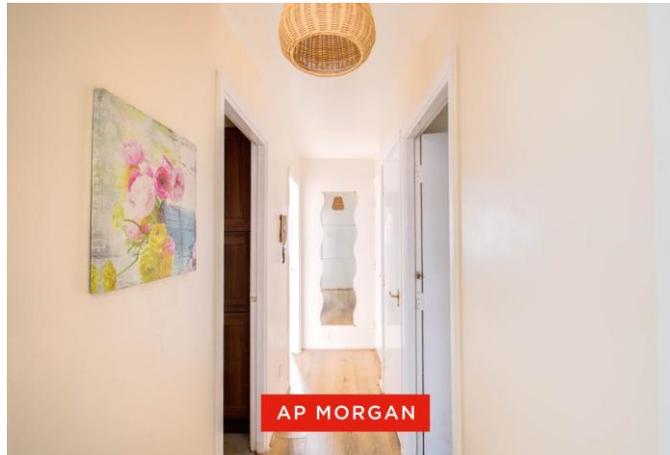
**Lounge** 14'1" x 12'4" (4.3m x 3.76m) Both Max

**Kitchen** 7'10" x 7'4" (2.4m x 2.24m)

**Bedroom** 8'10" x 8'9" (2.7m x 2.67m) Both Max

**Bathroom** 3'10" x 7'8" (1.17m x 2.34m)

**Toilet** 3'11" x 4'9" (1.2m x 1.45m)



**EPC Rating:** E

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

## 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 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://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?

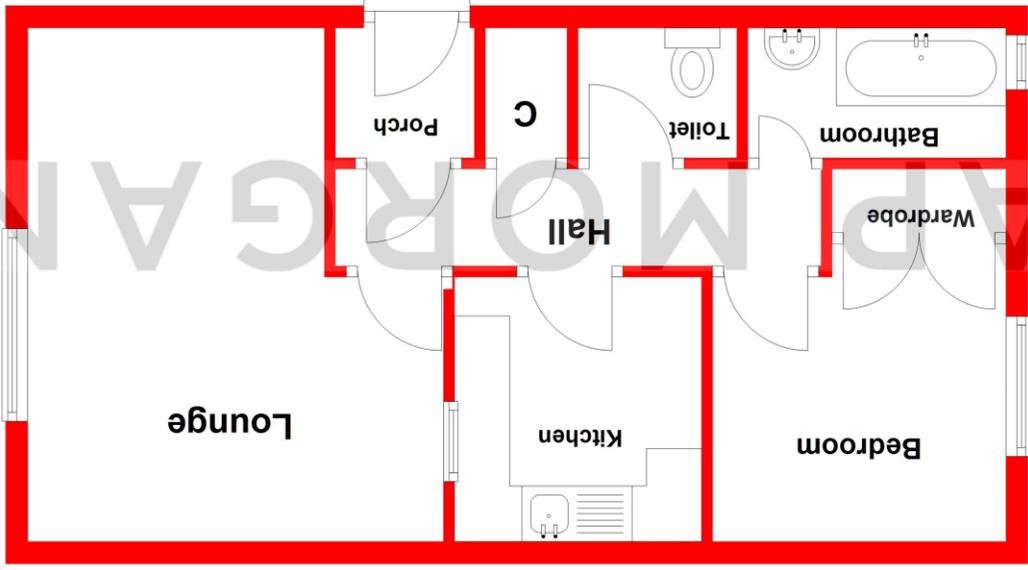
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £39 + 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

Approx: 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 40.6 sq. metres (436.9 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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