

AP MORGAN



Birmingham Road, Sandwell
Asking Price £100,000

Features:

- INVESTMENT OPPORTUNITY!
- Modern Top Floor Apartment
- Double Glazing & Gas Central Heating
- Lounge/Dining Room
- Fitted Kitchen with Oven & Hob
- Two Well-Proportioned Bedrooms
- Bathroom with Shower
- Allocated Parking Space

Description:

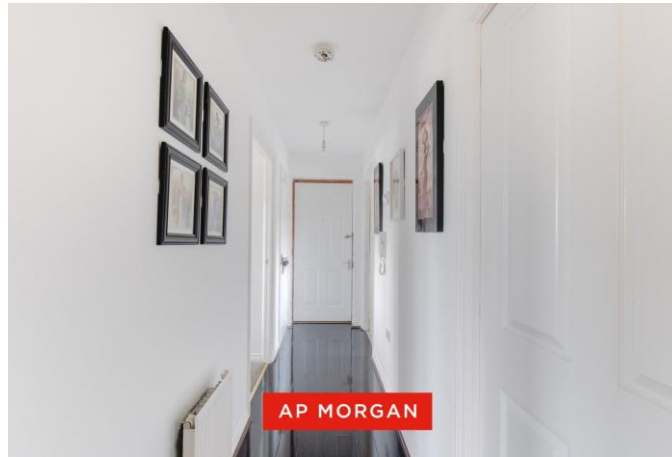
A Stylish Top-Floor Apartment on the Oldbury/Smethwick Border – Perfect for First-Time Buyers, Professionals, and Investors!

Discover the perfect blend of comfort and convenience in this well-appointed, top-floor apartment, ideally situated on the border of Oldbury and Smethwick.

Boasting a sought-after location with easy access to local amenities and transport links, this property presents an exceptional opportunity for professional couples, first-time buyers, and savvy buy-to-let investors alike.

Step inside to a welcoming and spacious hallway that sets the tone for the high-quality finish found throughout. The interior is bathed in natural light and features a contemporary neutral décor, creating a bright and inviting atmosphere. The modern kitchen is equipped with a built-in oven and hob, perfect for culinary enthusiasts. Relax and entertain in the spacious lounge/dining room, complete with three windows offering pleasant views across the local area. The bathroom is well-appointed with a shower.

Two well-proportioned bedrooms provide ample space for wardrobes and comfortable living. A built-in hallway cupboard adds to the practicality of the apartment.



Details:

Hall

Lounge/Diner 18.3 x 11.3 Both Max

Kitchen 12'2" x 7'6" (3.7m x 2.29m)

Bedroom 1 11'5" x 9'9" (3.48m x 2.97m)

Bedroom 2 7'7" x 7'5" (2.3m x 2.26m)

Bathroom 6'4" x 5'7" (1.93m x 1.7m)

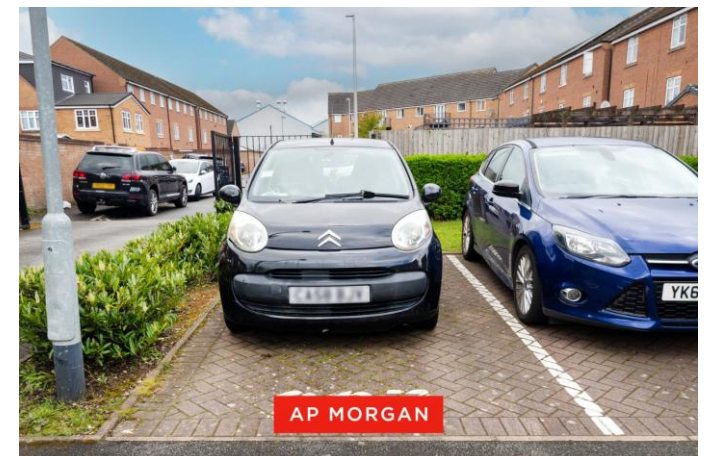


EPC Rating: C

Council Tax Band: B (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

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?

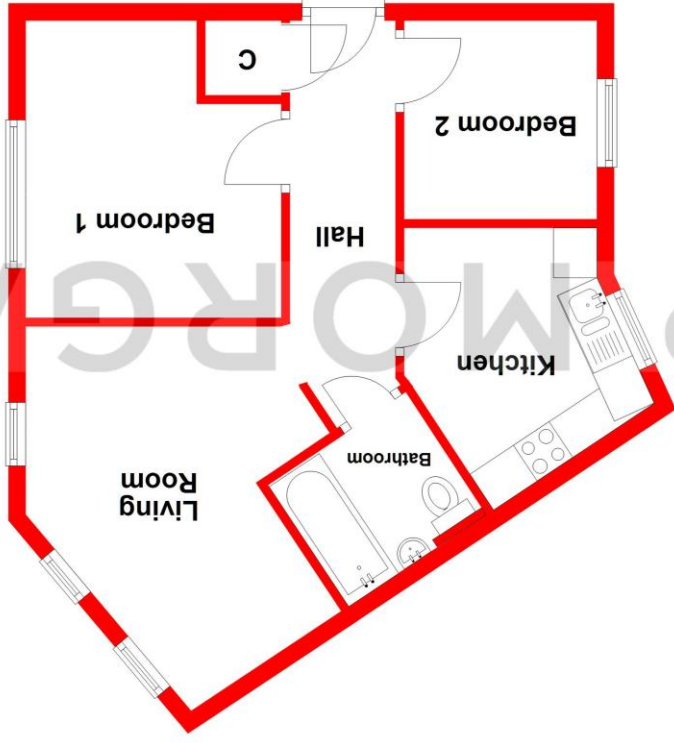
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

Second Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 44.7 sq. metres (481.2 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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