

AP MORGAN



Ferndale Road, Sandwell
Asking Price £230,000

Features:

- Beautifully presented three-bedroom semi-detached home
- Exciting opportunity for first time buyers
- Spacious lounge with fireplace, front facing bay window and adjoining dining room
- Generously sized, refurbished kitchen with electric range cooker
- Utility offering an abundance of storage and space/plumbing for freestanding appliances
- Two double and one single bedrooms
- Refurbished, contemporary family bathroom
- Well maintained, low maintenance rear garden
- Partially covered, raised and decked patio
- Off-street parking for multiple vehicles
- Well-positioned for amenities access.

Description:

Your first home, sorted. Welcome to Ferndale Road.

If you have been searching for that first step onto the property ladder, this beautifully presented three-bedroom semi-detached home deserves a place at the top of your list.

Tucked away and ready to move into, it offers space, style and genuine kerb appeal, an exciting opportunity for first time buyers who want more than just a starter home.

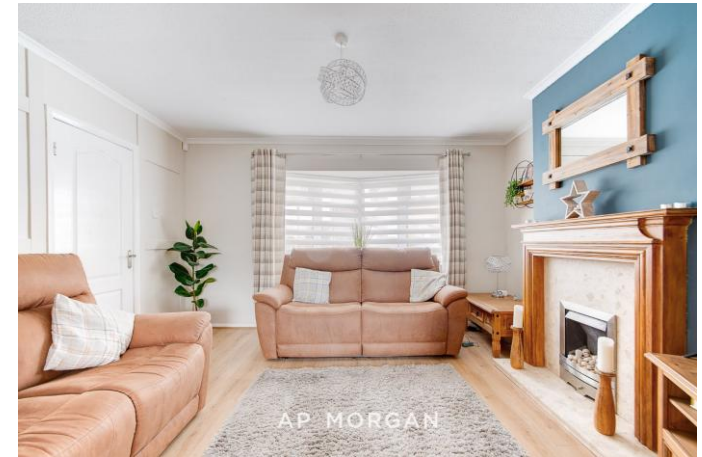
Step inside and the spacious lounge sets the tone, with a fireplace as its natural focal point and a front facing bay window flooding the room with light. This flows seamlessly into the adjoining dining room, creating the perfect layout for relaxed evenings or entertaining friends and family.

The kitchen has been generously refurbished and is a real highlight, complete with an electric range cooker for those who love to cook. Just off it, the utility room is a quiet hero of this home, offering an abundance of storage along with space and plumbing for freestanding appliances, keeping the kitchen clutter free.

Upstairs you will find two double bedrooms and a single, ideal for a growing family, a home office, or simply extra space to spread out. The family bathroom has been refurbished to a contemporary standard, finished to impress.

Outside, the rear garden is well maintained and designed with low maintenance living in mind, while the partially covered, raised decked patio is ready for summer evenings whatever the weather decides to do.

Off-street parking for multiple vehicles adds everyday practicality, and the location is well positioned for local amenities, schools and transport links.



Homes like this, presented to this standard and priced for first time buyers, do not stay available for long. Contact our team today to arrange your viewing.

Details:

Porch

Hall

Lounge 11'11" x 13'5" (3.63m x 4.1m) Both Max

Dining Room 9'5" x 11'9" (2.87m x 3.58m) Both Max

Kitchen 11'7" x 7'5" (3.53m x 2.26m) Both Max

Utility 9'6" x 11'2" (2.9m x 3.4m) Both Max

Landing

Bedroom One 12' x 11'11" (3.66m x 3.63m) Both Max

Bedroom Two 9'7" x 11'9" (2.92m x 3.58m)

Bedroom Three 8'8" x 7'5" (2.64m x 2.26m) Both Max

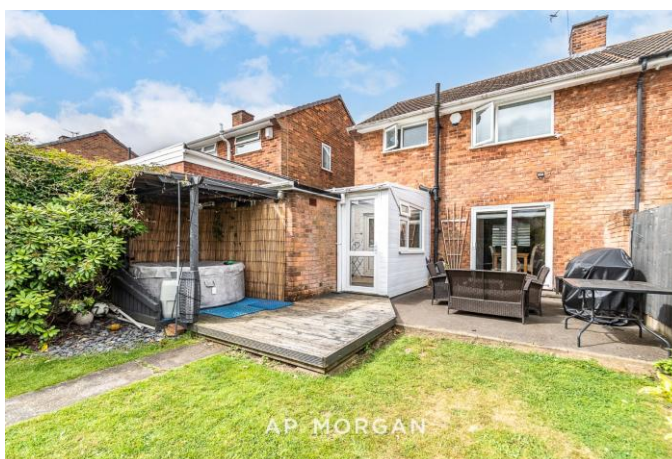
Bathroom 5'7" x 7'8" (1.7m x 2.34m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (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.

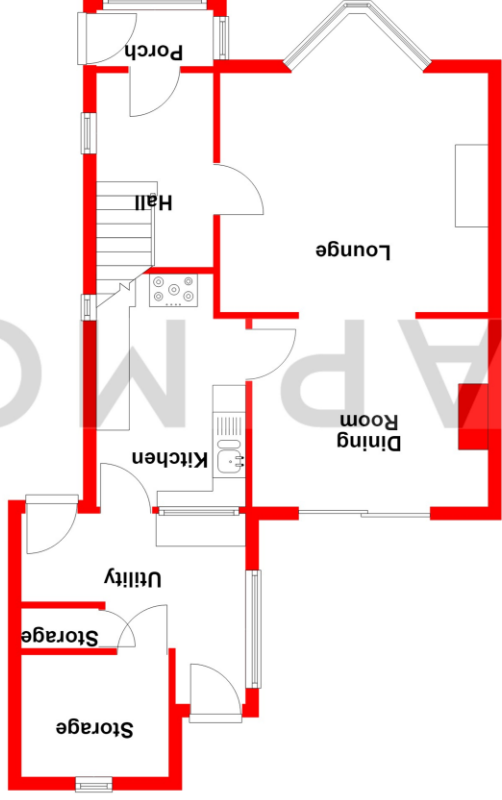
Need a solicitor?

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.

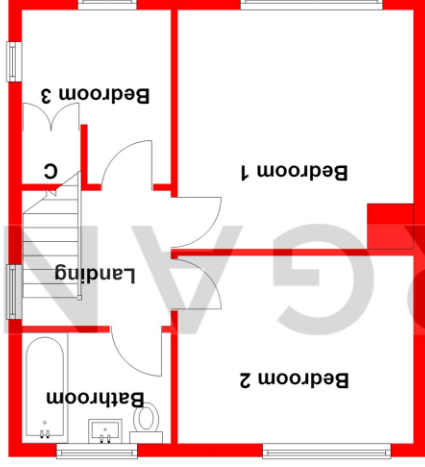
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 97.1 sq. metres (1045.5 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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