

AP MORGAN



Warren Close, Sandwell
Asking Price £130,000

Features:

- Well-presented two bedroom, ground floor flat
- Exciting opportunity for first time buyers and investors
- Newly installed kitchen,
- Newly installed central heating,
- Newly installed laminate, vinyl flooring and carpets throughout
- Low maintenance rear garden
- Allocated parking space
- Prime positioning for amenities

Description:

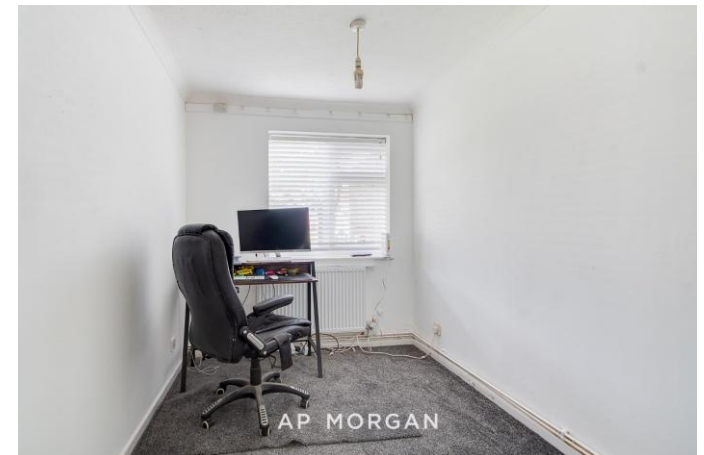
A Ready-to-Move-Into Ground Floor Flat, Freshly Updated and Waiting for You

Two bedrooms, brand new kitchen, new central heating and flooring throughout, this one ticks every box for a first-time buyer or investor looking to move fast. Properties this well presented don't tend to hang around, so early viewing is strongly recommended.

Tucked within easy reach of local amenities, Warren Close has been thoughtfully updated to take the hassle out of moving in. The current owner has recently fitted a brand-new kitchen, installed new central heating throughout, and laid new laminate, vinyl and carpet flooring across every room, meaning there's nothing left to do but unpack.

Inside, the layout is simple and practical. A spacious lounge sits at the heart of the home, leading through to the kitchen, with a family bathroom and two well-proportioned bedrooms completing the accommodation. Bedroom one offers excellent space for a double bed and storage.

Outside, the rear garden has been kept low maintenance, ideal for those who want outdoor space without the upkeep.



With its blend of fresh, move-in ready presentation and a sensible price point, this is exactly the kind of opportunity that suits both first time buyers taking their first step on the ladder and investors looking for a property that's ready to let from day one.

Contact our office today to arrange your viewing, homes like this don't stay on the market for long.

Details:

Hall

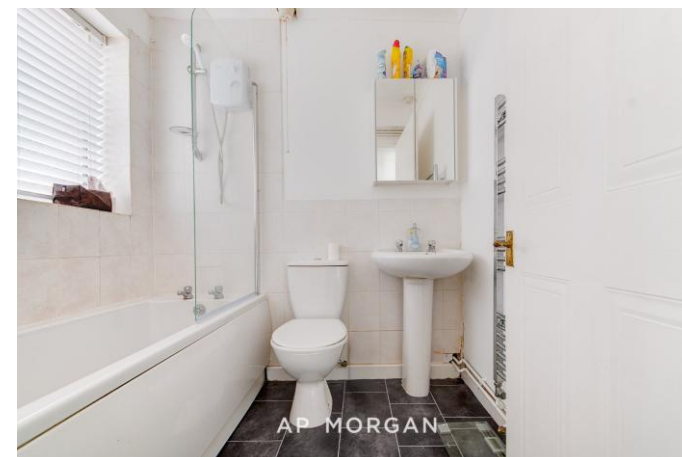
Lounge 16'2" x 12'11" (4.93m x 3.94m) Both Max

Kitchen 9'9" x 7'8" (2.97m x 2.34m)

Bathroom 6'1" x 6'5" (1.85m x 1.96m)

Bedroom One 12'5" x 8'9" (3.78m x 2.67m)

Bedroom Two 9'6" x 7'1" (2.9m x 2.16m)



EPC Rating: D

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

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.

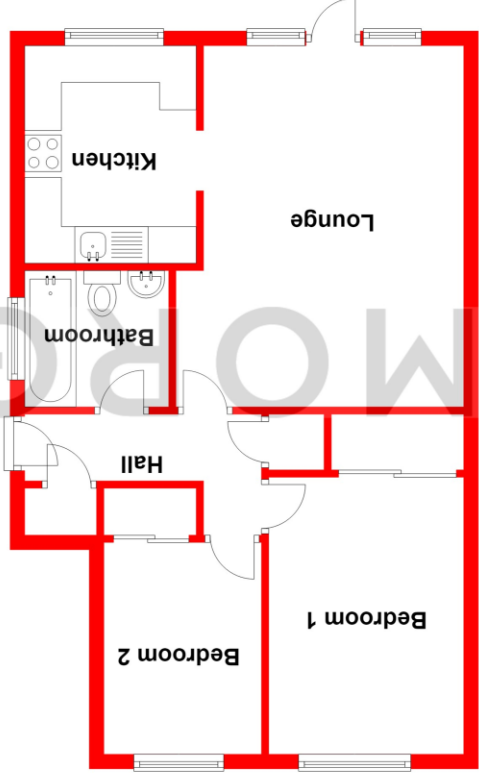
Need a solicitor?

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. 54.7 sq. metres (588.7 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.