

**AP MORGAN**



**Simcox Gardens, Birmingham**  
Offers in the region of £250,000

### Features:

- Well presented, recently renovated, four-bedroom end terrace house,
- An exciting opportunity for first time buyers and investors,
- Three double & one single bedrooms,
- Generous lounge,
- Substantial kitchen/diner,
- Ground floor WC,
- Family bathroom,
- Spacious garage,
- Versatile rear garden,
- Off-street parking,
- Prime positioning for amenities.

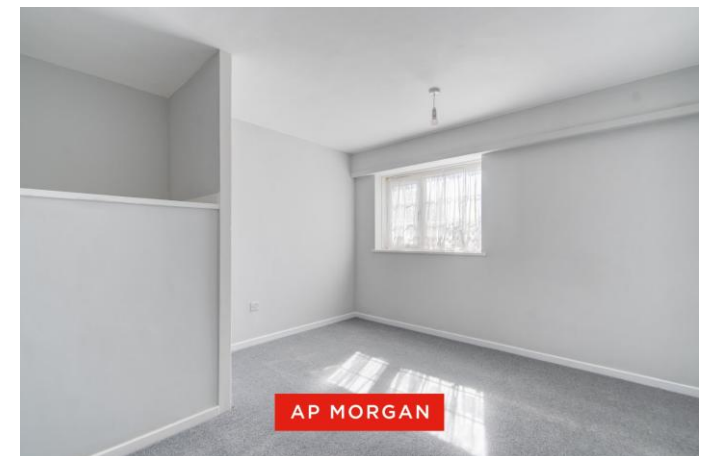
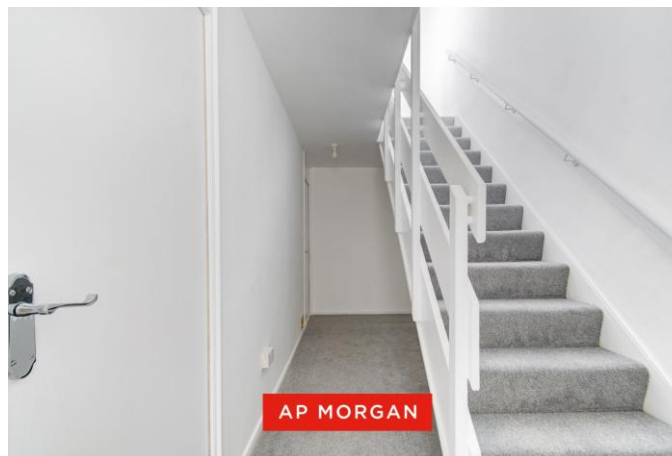
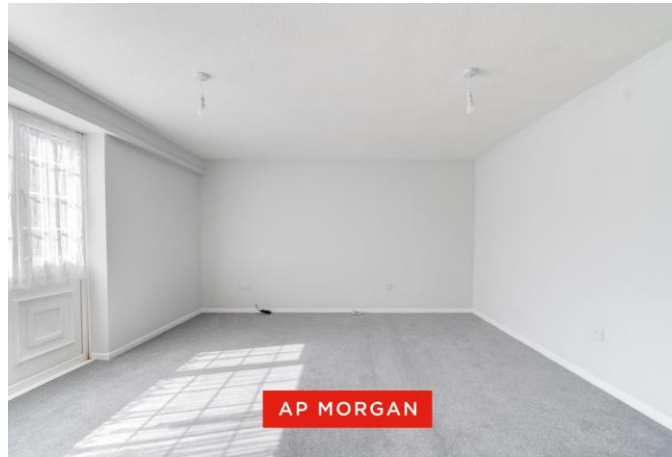
### Description:

This well-presented, recently renovated, four-bedroom, end-terrace house presents: a generous lounge, a substantial kitchen/diner, ground floor WC, a spacious garage, three double and one single bedrooms, a family bathroom, a versatile rear garden, off-street parking and is in prime positioning for amenities.

Approaching the property, there is a paved driveway hosting space for parking multiple vehicles, offering front access to the garage with an adjoining grass-laid front lawn, complete with a gate and paved path leading to the side door to access porch and hall.

Entering the porch and hall, there is ample room for removing outdoor footwear and jackets, with integral storage cupboards immediately accessible. The generously sized lounge hosts space for multiple suites and presents a large window looking to the front aspect. The kitchen/diner is substantial, presenting plenty of counter space with an integral electric oven, gas hob, sink with drain and space/plumbing for freestanding appliances. Additionally, there is an integral storage cupboard and space for a dining table and chairs. The front garage is spacious and hosts a vast space for storage. The ground floor is completed by a WC with rear garden access from the kitchen/diner.

Ascending to the first floor, the landing presents: Bedroom one, a large double looking to the front aspect with raised integral storage area. Bedroom two is also a large double looking to the front aspect. Bedroom three is the final double looking to the rear aspect. Bedroom four is the single bedroom of the property looking to the rear. The family bathroom hosts a wash basin, WC and bath/shower. The first floor is completed by an integral storage cupboard.



The rear garden opens to a paved patio hosting space for garden furniture and external storage. This continues to multiple grass-laid lawns, bisected by a paved path leading to a rear gate. There is plenty of space for planting, outdoor activities and entertaining. The garden is completed by wooden panel fencing and a hedge.

Situated in Bartley Green, this property is 1 mile from Woodgate Valley Park, as well as roughly 3 miles from Selly Oak and approximately 7 miles from the Birmingham City Centre. Both locations offer an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

**Details:**

**Porch**

**Hall**

**Lounge** 13'3" x 14'5" (4.04m x 4.4m) Both Max

**Kitchen/Diner** 12' x 14'5" (3.66m x 4.4m) Both Max

**Storage** 5'11" x 5'9" (1.8m x 1.75m)

**Ground Floor WC** 4'11" x 2'9" (1.5m x 0.84m)

**Garage** 15'10" x 8' (4.83m x 2.44m)

**Landing**

**Bedroom One** 12'6" x 11' (3.8m x 3.35m) Both Max

**Bedroom Two** 12'6" x 9'2" (3.8m x 2.8m)

**Bedroom Three** 9'9" x 7'7" (2.97m x 2.3m) Both Max

**Bedroom Four** 12'11" x 6'3" (3.94m x 1.9m)

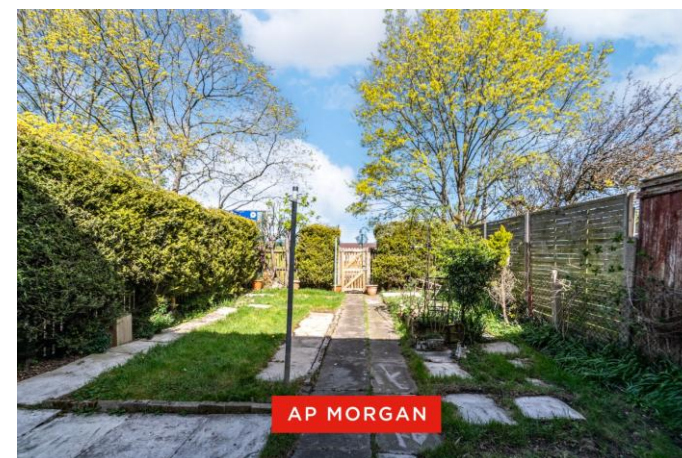
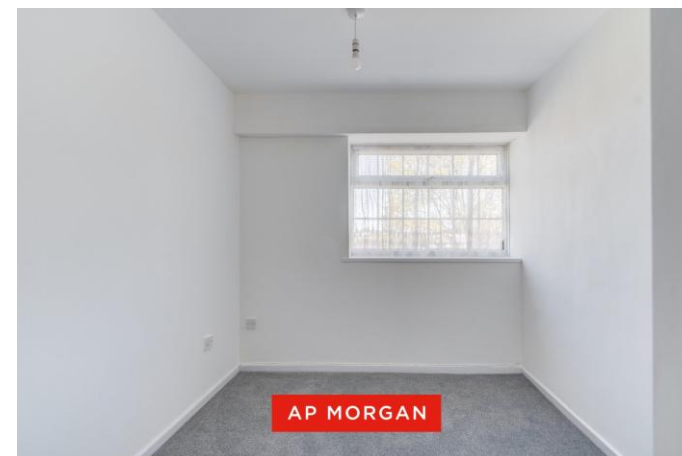
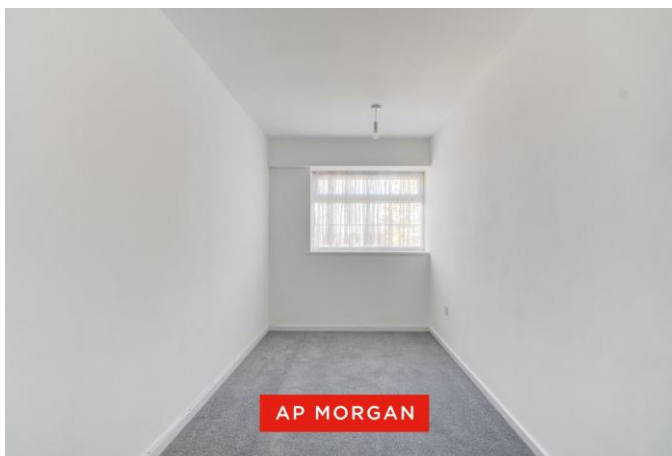
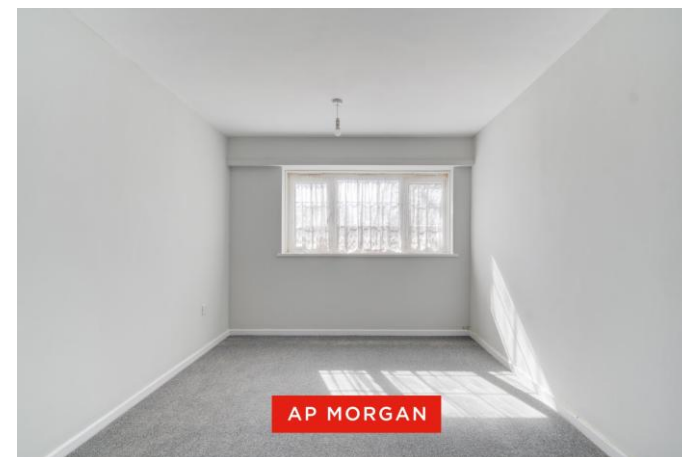
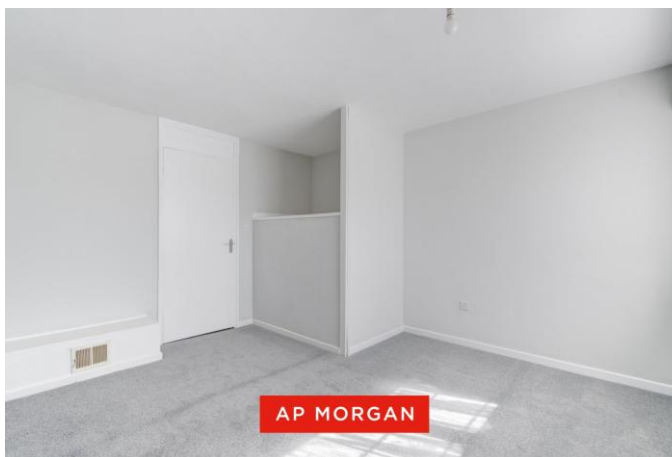
**Bathroom** 6'2" x 6' (1.88m x 1.83m)

**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 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 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

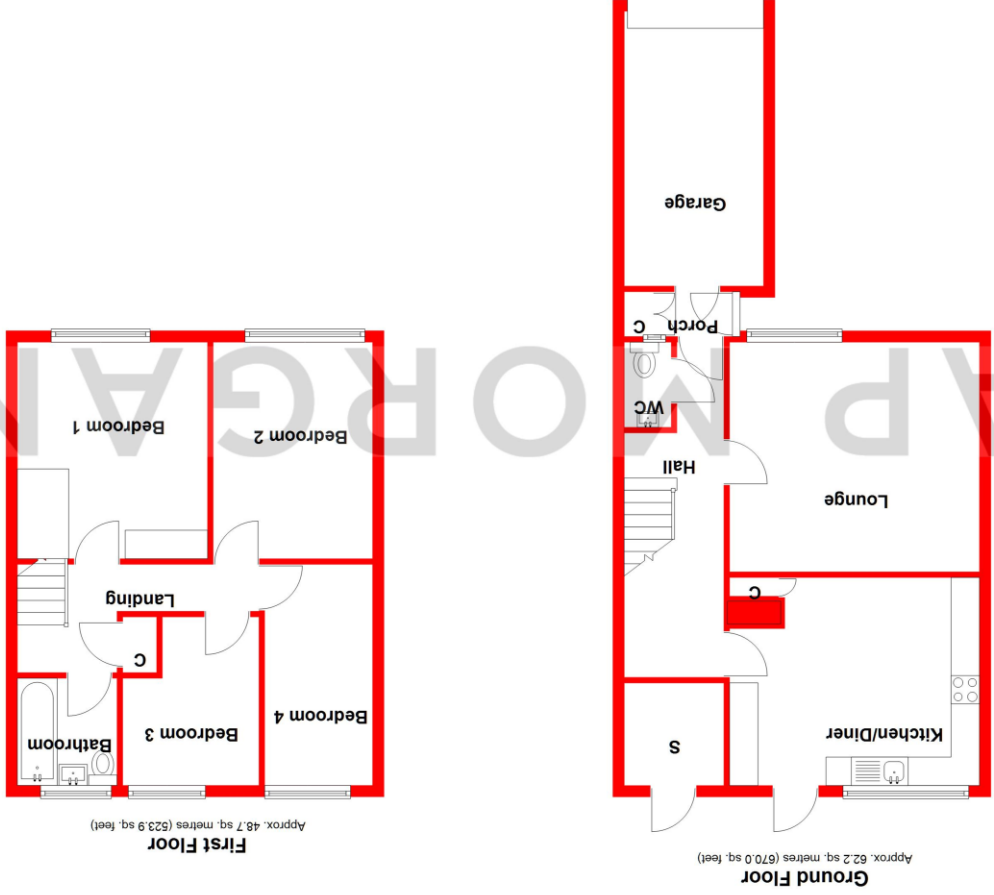
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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

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Total area: approx. 110.9 sq. metres (1194.0 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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