

AP MORGAN



Gayle Grove, Birmingham, West Midlands
Offers in excess of £220,000

Features:

- CHAIN FREE
- Well Presented End Terraced House
- Gas Central Heating & Double Glazing
- Three good sized Bedrooms
- Pleasant Rear Garden With Storage Shed
- Spacious Off Road Parking
- Recent Thermal Render
- Good School Catchments
- Close to Solihull and Shirley Town Centre

Description:

CHAIN FREE - Make this one your own!

Situated in a quiet cul-de-sac location is this three bedroom home offering a solid build with a chance to add some real value.

The property is approached via a private driveway providing off-road parking.

Once inside, the welcoming interior briefly comprises of a bright and spacious lounge to the front of the property, a kitchen with pantry storage, and a ground floor family bathroom. To the first floor, a central hallway gives access to three generously sized bedrooms, with Bedroom One benefitting from fitted storage.

Moving outside, the property enjoys a well-landscaped rear garden, offering both lawn and patio areas ideal for outdoor dining and relaxation.

With its convenient location, practical layout, and private garden, this property makes an excellent choice for first-time buyers, young families, or investors alike.

The property benefits from being close to a range of local amenities including shops, restaurants, schools, and leisure facilities.

It also enjoys excellent transport links with easy access to public transport and motorway networks (M42, M40 & M6).



Details:

Porch

Lounge 15'3" x 11'6" (4.65m x 3.5m) Both Max

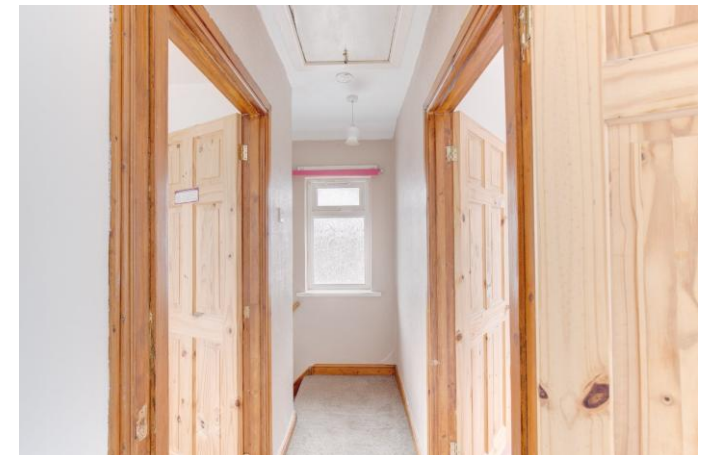
Kitchen 13'9" x 6'7" (4.2m x 2m) Both Max

Bathroom 13'9" x 4'7" (4.2m x 1.4m)

Bedroom 1 12'10" x 8'9" (3.9m x 2.67m) Both Max

Bedroom 2 11' x 7'10" (3.35m x 2.4m) Both Max

Bedroom 3 7'8" x 7'5" (2.34m x 2.26m)



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 0121 817 8585.

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 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

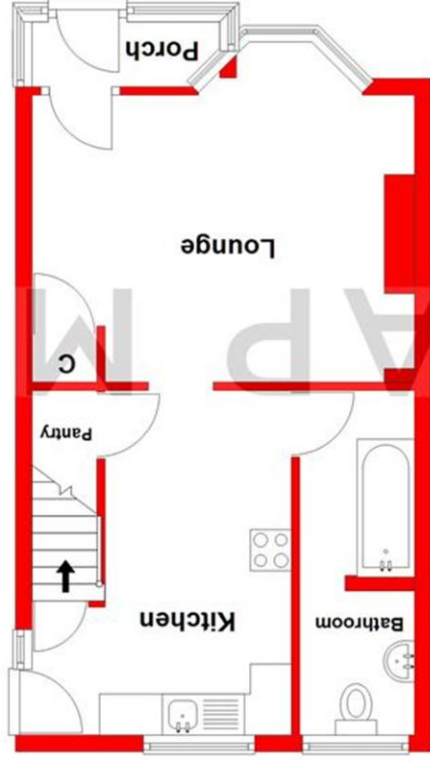
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

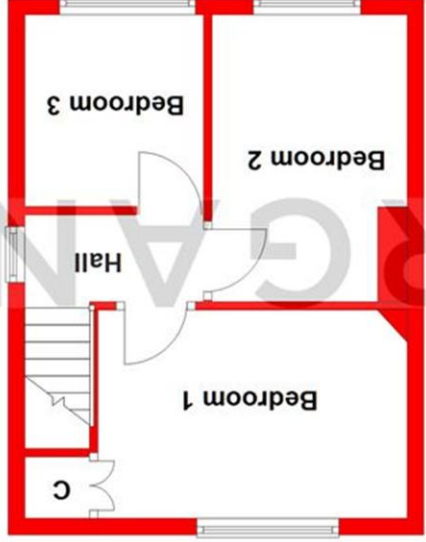
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.3 sq. feet)

Total area: approx. 67.9 sq. metres (731.1 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 PlanIP.

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