

AP MORGAN



Canal Court, Acocks Green, Birmingham
Offers Over £220,000

Features:

- Mid-terraced
- Two spacious bedrooms
- Well-fit kitchen/diner
- Generous sized lounge
- New modern bathroom
- Landscaped garden
- Allocated parking
- Sought-after location

Description:

Introducing this fantastic mid-terraced property, offering two spacious bedrooms, a well-fitted kitchen/diner, a newly fitted modern bathroom, with allocated parking at the front. The property is situated in a sought-after residential area in Acocks Green, Birmingham.

On arrival, the property is located in a quiet cul-de-sac, offering one allocated parking space, with additional communal/guest spaces to the side.

Upon entry, the ground floor leads into the entrance hall, with space to store coats and shoes. The hall also includes the staircase and a door into the lounge. The lounge offers a great space for comfort and relaxation and features a bay window, adding extra space and allowing plenty of natural light to flow through. The lounge leads seamlessly into the kitchen/diner, fitted with ample storage cupboards and worktop space, an integrated oven with a four-burner gas hob, and space for freestanding appliances, as well as room for a dining table. French doors open onto the rear garden. The kitchen also provides access to a WC with a toilet and wash basin.

The first floor comprises a landing leading to the first bedroom—a generous double offering comfort and ample storage, including a cupboard housing the boiler. The second bedroom is a well-sized single, also offering good storage options. The family bathroom has been newly refurbished and fitted with a toilet, wash basin with an under-sink storage cupboard, a shower cubicle, and an additional fixed cupboard, providing excellent bathroom storage.



The landscaped rear garden is initially paved, offering a great space for outdoor furniture and dining, followed by a low-maintenance lawn and decking at the rear.

Situated in Acocks Green, this property is roughly 3.2 miles from Solihull, which offers an assortment of amenities including shopping, well-regarded schooling, bars and restaurants, as well as local bus and railway stations. Additionally, the M6 and M42 motorways are easily accessible.

Details:

Entrance Hall

Lounge 16'6" x 13'8" (5.03m x 4.17m) Both Max (Into Bay)

Kitchen/Diner 8'3" x 14'2" (2.51m x 4.32m)

WC 3'5" x 5'1" (1.04m x 1.55m)

Landing

Bedroom One 11'11" x 14'2" (3.63m x 4.32m) Both Max

Bedroom Two 10'5" x 7'9" (3.18m x 2.36m)

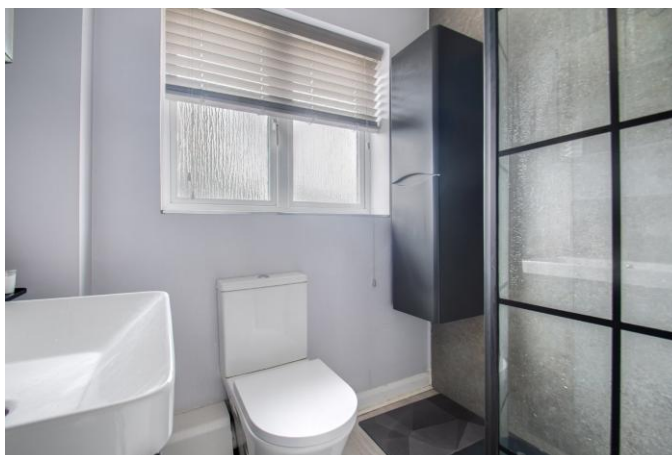
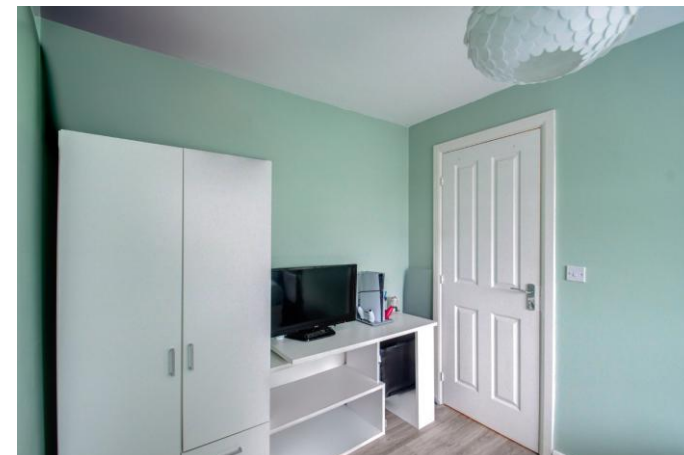
Bathroom 5'7" x 6'3" (1.7m x 1.9m)

EPC Rating: C

Council Tax Band: C (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?

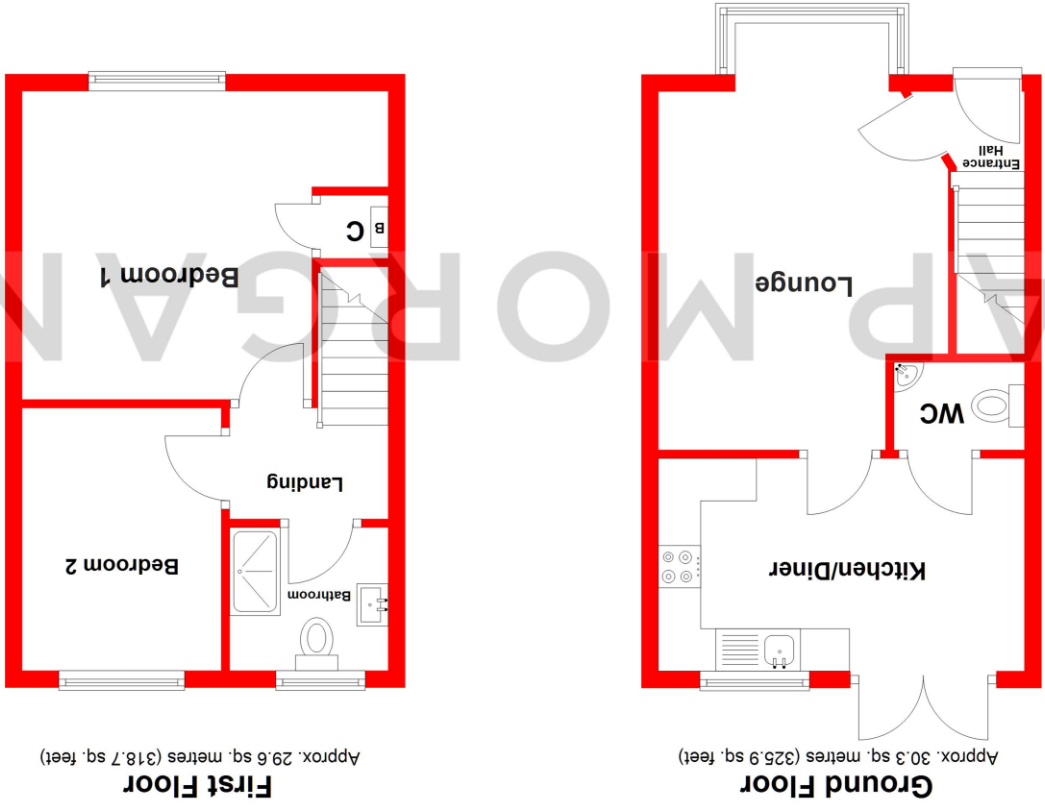
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 59.9 sq. metres (644.6 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.