

AP MORGAN



Mapleton Road, Birmingham
Offers Over £260,000

Features:

- Refurbished Three Bedroom End Terraced Home
- Extended Accommodation to the Rear
- Spacious Living Room and Separate Dining Room
- Fitted Kitchen Overlooking the Rear Garden
- Ground Floor Bathroom and Separate Utility Room
- Three Double Bedrooms on the First Floor
- Private Driveway Providing Off Road Parking for Two Cars
- Convenient Location Close to Amenities and Transport Links

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

Situated in a popular residential location is this refurbished and extended three-bedroom end of terrace home, offering well-proportioned accommodation ideal for modern family living.

Approach

The property is approached via a private driveway providing off road parking for two cars, with a front door opening into a welcoming entrance hall. The ground floor has been thoughtfully extended to the rear and briefly comprises a spacious living room to the front, a separate dining room, and a fitted kitchen overlooking the rear garden. There is also a ground floor bathroom and a useful utility room, adding to the practicality of the layout.

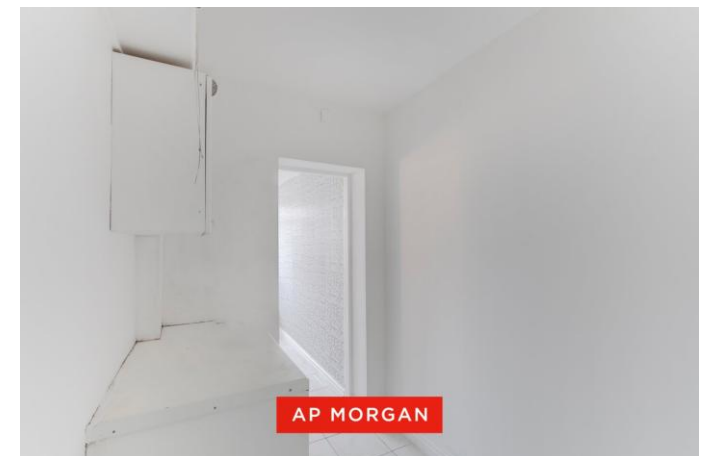
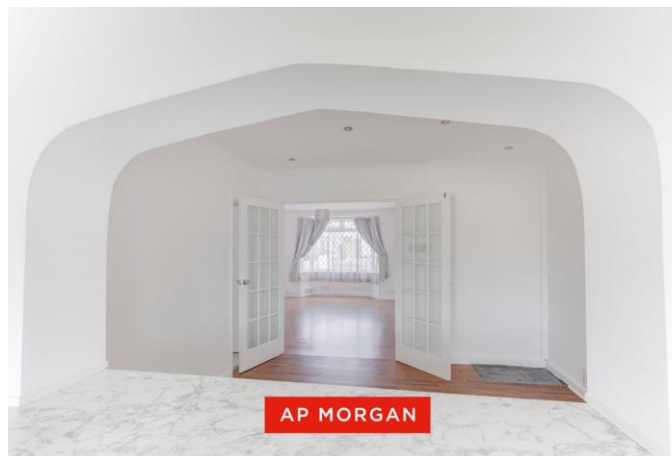
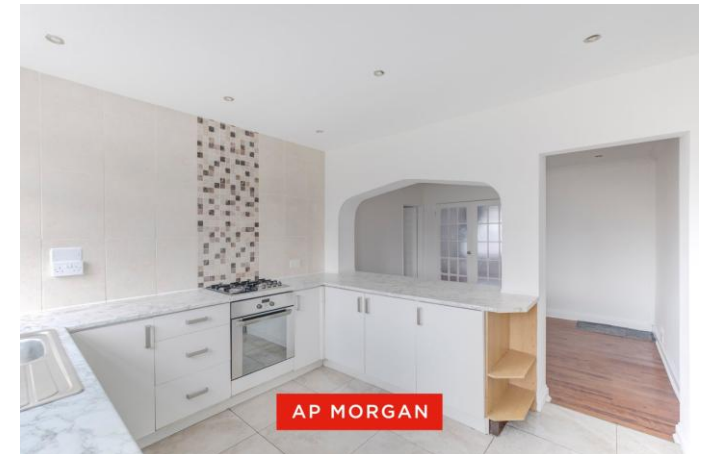
To the first floor are three double bedrooms including a generous principal bedroom with built-in storage, together with a landing providing access to all rooms.

Outside

Moving outside, the property enjoys a low maintenance secluded and fenced rear garden, ideal for those seeking an easy to manage outdoor space with scope to personalise further. The outside space also benefits from a fully secured side entrance.

The property is conveniently positioned close to local shops and amenities and benefits from easy access to transport links, making it an excellent choice for a range of buyers.

Property Tour Video: <https://tinyurl.com/ViewVirtualTour>



- Completion must be within 28 days of exchange of contracts.
- The Buyer agrees to pay the sellers' legal costs of £1500 + vat (approx.)
- A non-refundable £5000 + vat reservation fee is payable in addition to the purchase price and is included in stamp duty calculations.
- Buyers must complete ID checks, provide proof of funds and carry out their own due diligence.
- Subject to an undisclosed reserve price, starting bid and reserve may change.

Referral Arrangements

Recommended third-party services are optional. Any referral fees will be disclosed upfront.

Details:

Hall

Living Room 16'1" x 15'2" (4.9m x 4.62m) Both Max

Dining Room 11'6" x 9'5" (3.5m x 2.87m)

Kitchen 10'1" x 10'7" (3.07m x 3.23m)

Utility Room 6'3" x 5'4" (1.9m x 1.63m)

Bathroom 10'1" x 5'6" (3.07m x 1.68m)

Landing

Bedroom 1 13'9" x 11'5" (4.2m x 3.48m)

Bedroom 2 12'10" x 9'5" (3.9m x 2.87m)

Bedroom 3 9'6" x 7'7" (2.9m x 2.3m)

EPC Rating: E

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.



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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?

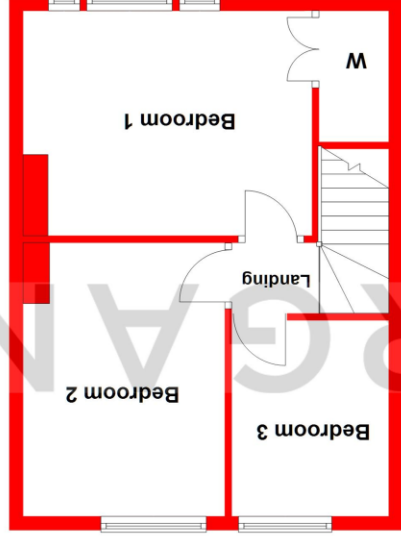
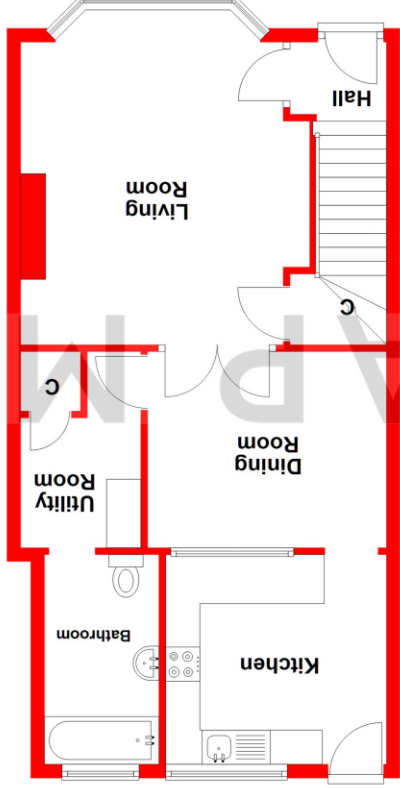
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Approx. 39.6 sq. metres (426.8 sq. feet)

Total area: approx. 97.2 sq. metres (1046.5 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 PlanLP.

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