

**AP MORGAN**



**Petersfield Court, Stratford Road, Hall Green**  
Offers Over £145,000

**Features:**

- GREAT Central Location
- Two-Bedroom Flat with Bright, Spacious Living Room
- Brand New Flooring & Carpets Throughout
- Bay Window & Feature Fireplace
- Modern Shower Room
- New Kitchen Fitted
- Rear Parking Available
- Close to Local Shops & Amenities

**Description:**

A spacious two-bedroom first-floor flat, within a well-maintained development set among attractive communal grounds. The property offers generous proportions throughout, a practical layout and a neutral interior, making it ideal for professionals, couples or small families.

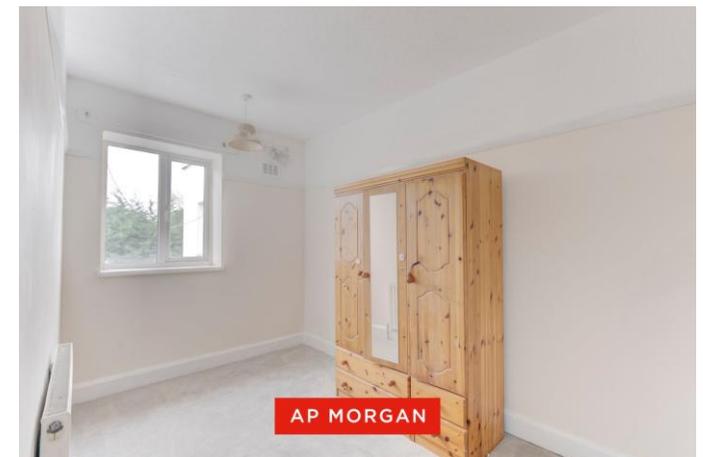
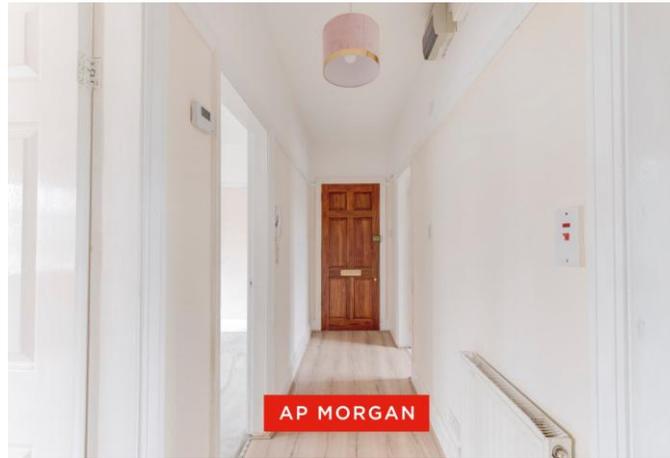
The flat features a large living room with wood flooring, a bay window that floods the room with light, and a feature fireplace that creates an inviting focal point. Both the flooring and carpets in the property are brand new throughout.

Both bedrooms are generous doubles; each finished in neutral décor and fitted with comfortable carpeting. The bathroom is modern and well presented, complete with a walk-in shower, WC and basin, and finished with contemporary tiling.

The property has been fitted with a brand-new fitted kitchen, offering modern units, and improved storage for the incoming tenants.

Parking is available to the rear of the building, and the development benefits from secure communal entry and well-kept shared outdoor spaces. The flat is located close to local amenities, public transport and major road connections, providing convenient access for commuting and everyday needs.

This flat offers a great opportunity to settle into a comfortable home in a pleasant setting. Viewing is highly recommended to appreciate everything it has to offer.



**Details:**

**Hall**

**Kitchen** 8'1" x 8'11" (2.46m x 2.72m)

**Shower Room** 6'2" x 8'11" (1.88m x 2.72m)

**Lounge** 12'3" x 11'11" (3.73m x 3.63m)

**Bedroom 1** 10'3" x 11'11" (3.12m x 3.63m)

**Bedroom 2** 7'9" x 13'1" (2.36m x 4m)



**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 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

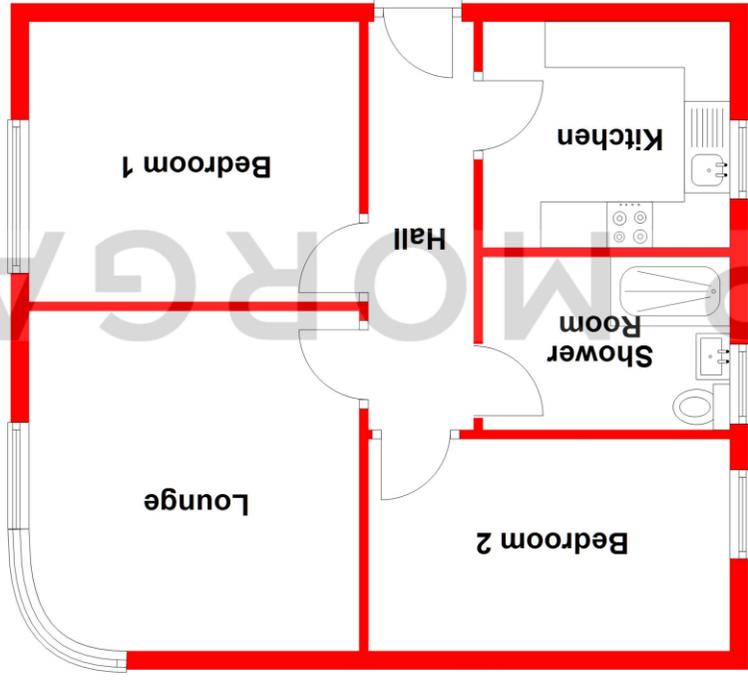
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 £39 + 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. 53.5 sq. metres (576.2 sq. feet)

### First Floor

Total area: approx. 53.5 sq. metres (576.2 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.