

**AP MORGAN**



**Lincoln Road North, Birmingham**  
Offers Over £200,000

**Features:**

- Two-Bedroom Terraced Town House
- Generous Lounge with a bay window
- Ample Dining Room
- Well-fitted Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms with Integral Storage
- Spacious and Versatile Easily Maintained Rear Garden Unallocated, On-Street Parking Available

**Description:**

A well-presented, two-bedroom terraced town house, in Acocks Green. Offering generous room sizes, a large-picture bay window, two double bedrooms, proximity to Shirley and Solihull and versatile easily maintained rear garden.

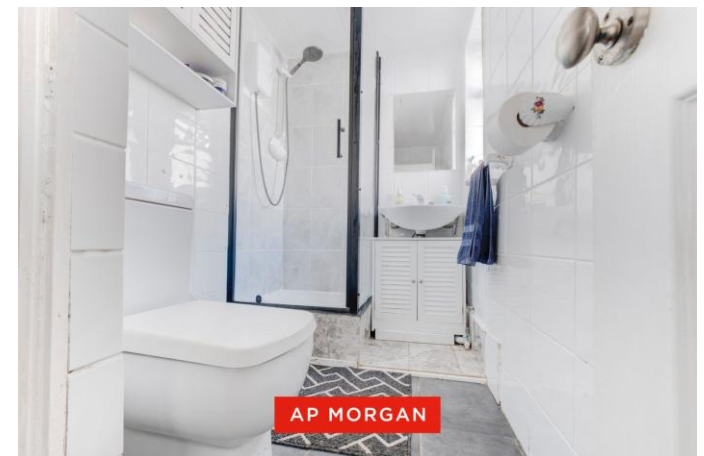
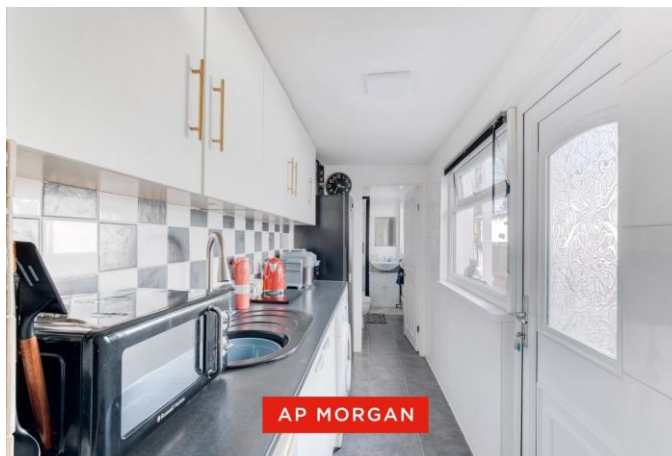
To the front of the property is a welcoming fore-garden. There is also access to unallocated on-street parking.

The accommodation comprises: a porch, the lounge featuring a large-picture bay window and open access to an ample dining room with further open plan access to the well-fitted kitchen that provides; a sink, various base units and space/plumbing for freestanding appliances/furniture. The shower room of the house is on this floor, with a walk-in shower, wash basin and WC.

The first-floor landing establishes: Bedroom one, a double with an integrated wardrobe and bedroom two is a further, comfortable double also with integral storage.

To the rear of the property is a low-maintenance garden space laid to an initial shared slab-patio leading to a further central garden space, with a further patio. This garden features fenced boundaries.

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



**Details:**

**Porch**

**Living Room** 13'5" x 10'10" (4.1m x 3.3m)

**Dining Room** 12'10" x 10'10" (3.9m x 3.3m) Both Max

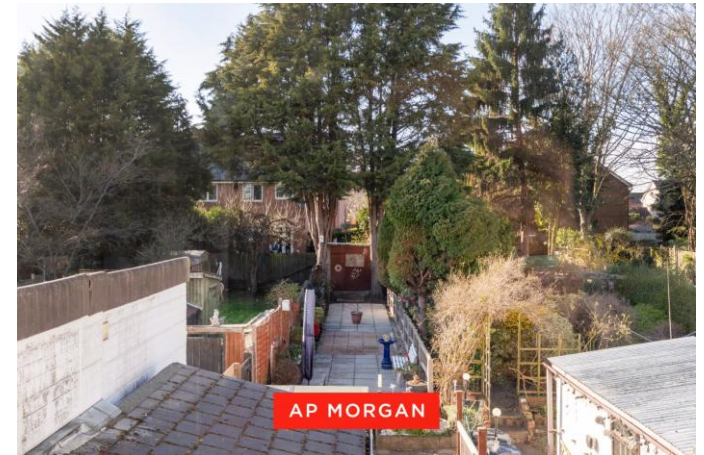
**Kitchen** 10'4" x 4'9" (3.15m x 1.45m)

**Shower Room** 8'10" x 4'9" (2.7m x 1.45m)

**Landing**

**Bedroom 1** 11'3" x 10'10" (3.43m x 3.3m)

**Bedroom 2** 10'10" x 9'6" (3.3m x 2.9m)

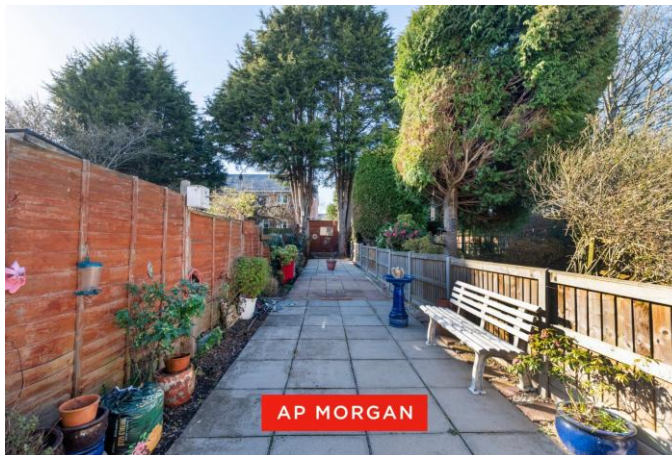


**EPC Rating:** D

**Council Tax Band:** A (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](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?

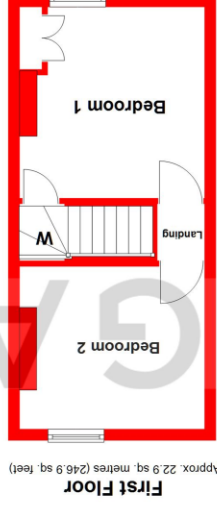
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £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. 34.5 sq. metres (371.7 sq. feet)



First Floor  
Approx. 22.9 sq. metres (246.9 sq. feet)

Total area: approx. 57.5 sq. metres (618.6 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.

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