

AP MORGAN



Riley Road, Birmingham
Asking Price £255,000

Features:

- A Well-Presented Family Home
- Three Bedrooms
- Attractive Lounge with Multi-Fuel Log Burner
- Breakfast Kitchen
- Contemporary Family Bathroom
- Landscaped Southeast Facing Rear Garden
- Versatile Insulated Summer House with Power
- Off Road Parking

Description:

A beautifully presented end-terrace home, offering stylish and well-planned accommodation perfect for first-time buyers or small families.

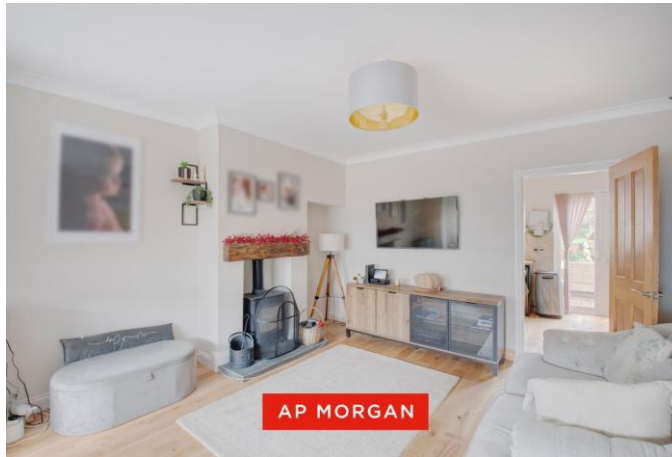
This delightful property is approached via a smart block-paved driveway providing convenient off-road parking. Gated side access leads to the rear garden, while the welcoming front door opens into a bright and inviting entrance hall.

Step into a world of comfort and style! The attractive and cosy lounge is the heart of this home, boasting a multi-fuel log burner with a charming wooden mantle and beautiful engineered oak flooring, creating a warm and inviting focal point. To the rear, the contemporary kitchen is a chef's dream, fitted with sleek high-gloss units and featuring a smart integrated oven with a built-in air fryer – perfect for modern living. Ample space for a breakfast table and direct French doors opening onto the rear garden seamlessly blend indoor and outdoor entertaining.

Upstairs, discover three well-appointed bedrooms and a modern family bathroom, all finished to a high standard.

Outside, the south-east facing rear garden is a true oasis, thoughtfully landscaped with a paved patio, a stylish decked seating terrace, and an artificial lawn – ideal for relaxation and entertaining. A versatile, insulated summer house, currently used as a bedroom, offers fantastic flexibility and benefits from power and lighting, making it perfect as a home office, gym, or workshop.

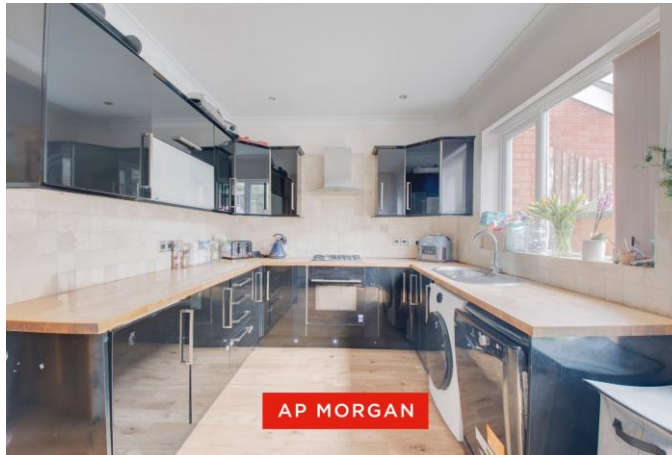
Early viewing is highly recommended to fully appreciate the exceptional quality and versatility of this truly lovely home.



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Details:

Entrance Hall

Extended Lounge 17'6" x 13'1" (5.33m x 4m)

Kitchen/Breakfast Room 16'3" x 8'8" (4.95m x 2.64m)

Landing

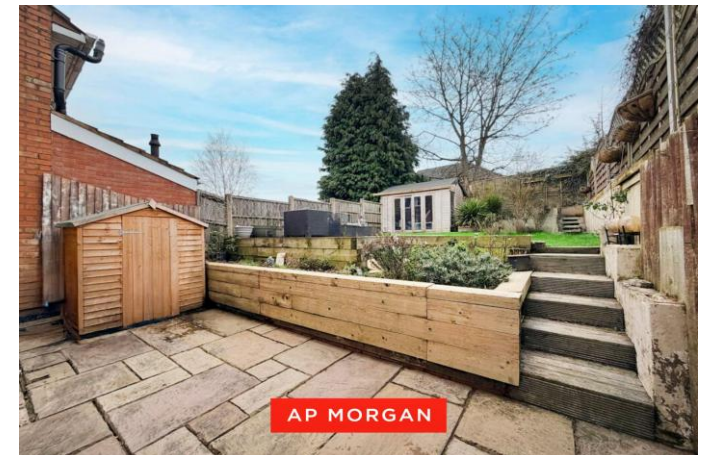
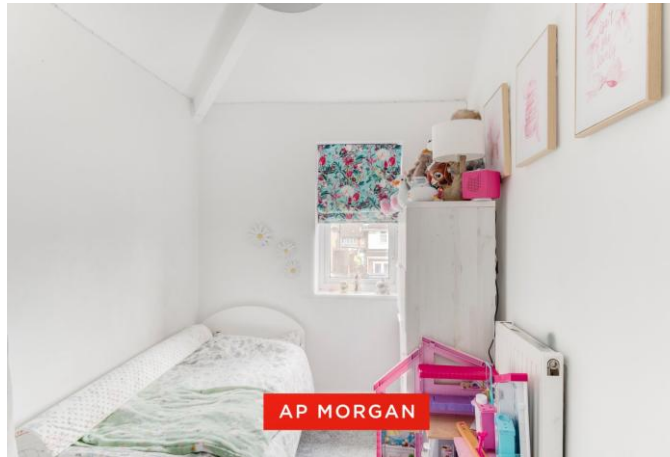
Bedroom 1 12'8" x 10' (3.86m x 3.05m)

Bedroom 2 9'11" x 10' (3.02m x 3.05m)

Bedroom 3 8'3" x 6'1" (2.51m x 1.85m)

Bathroom 6'1" x 5'8" (1.85m x 1.73m)

Garden room 9'5" x 7'5" (2.87m 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.

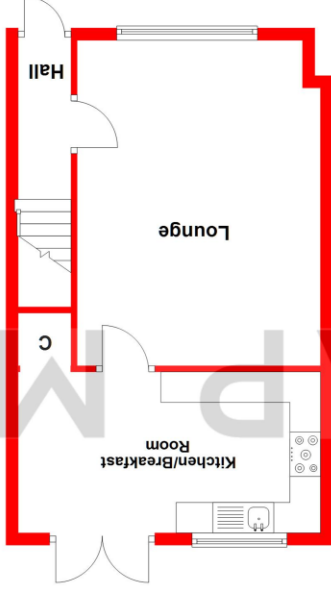
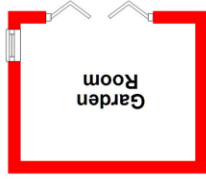
Need a solicitor?

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.

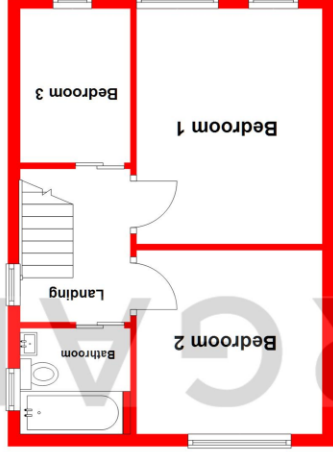
Identity Checks

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. 497.7 sq. feet



First Floor
Approx. 371.8 sq. feet



Total area: approx. 869.5 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 Planip.

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