

AP MORGAN



Sandringham Road, Yardley Wood
Asking Price £155,000

Features:

- Upper Floor Two Bedroom Apartment
- Ensuite to Master & Separate Bathroom
- Open Plan Living/Diner
- Fitted Kitchen
- Allocated Parking Space
- Less Than One Mile from Train Station
- Close to Children's Play Area
- Communal Gardens

Description:

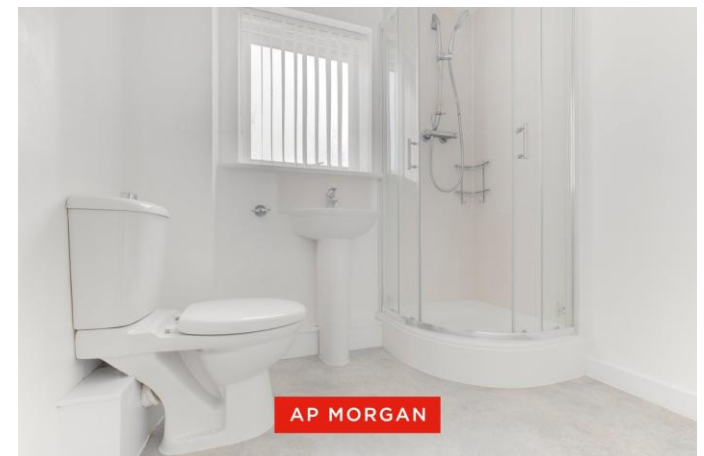
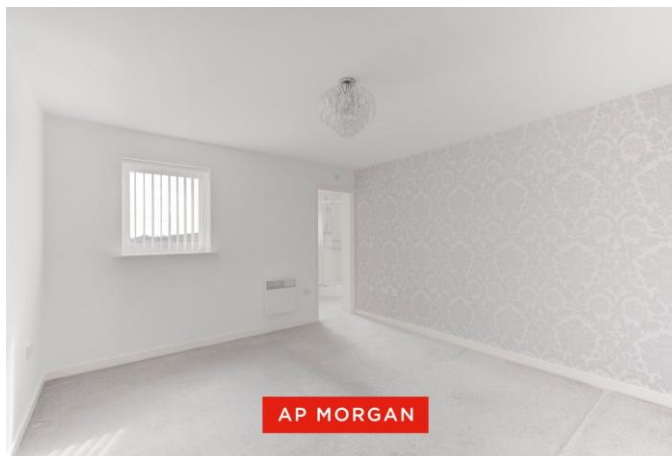
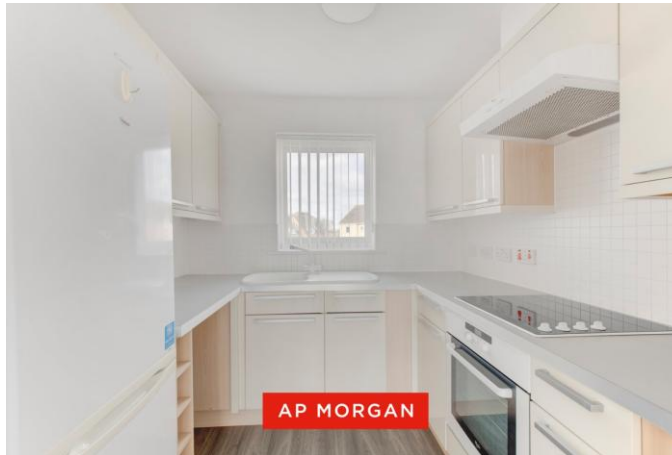
A spacious and well-presented two-bedroom first floor apartment, offering comfortable and contemporary living in a highly convenient location.

The property is positioned less than a mile from the train station and close to a local children's play area, combining everyday convenience with a pleasant community setting.

The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, alongside a separate family bathroom. The open-plan living and dining area provides a bright and versatile space, perfect for both relaxing and entertaining, while the kitchen is well laid out for practical day-to-day use.

Additional features include allocated parking and access to a communal garden, offering outdoor space without the maintenance.

With excellent transport links, a range of nearby amenities and a thoughtfully designed interior, this apartment presents a fantastic opportunity for those seeking a stylish home or a strong investment. Early viewing is recommended.



Details:

Hall

Living Room 16'1" x 12'2" (4.9m x 3.7m)

Kitchen 7'7" x 6'11" (2.3m x 2.1m)

Bedroom 1 12'2" x 12'1" (3.7m x 3.68m)

Ensuite 6'10" x 6' (2.08m x 1.83m)

Bedroom 2 9'7" x 6'11" (2.92m x 2.1m)

Bathroom 6'8" x 6'6" (2.03m x 1.98m)



EPC Rating: C

Council Tax Band: B (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

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.

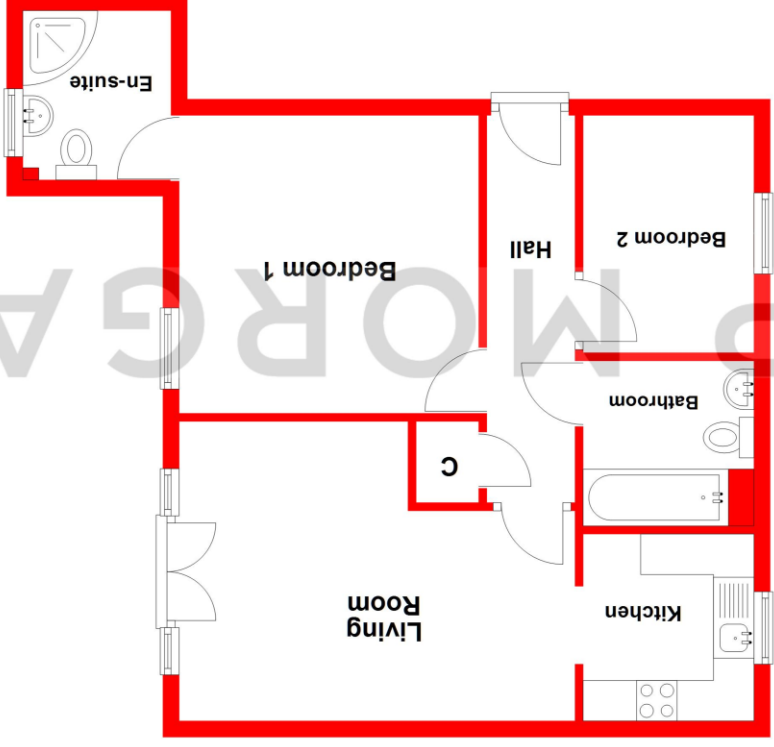
Need a solicitor?

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. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 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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