

**AP MORGAN**



**Hay Road, Birmingham**  
Fixed Price £150,000

**Features:**

- Two Bedroom End-Of-Terrace Home
- Ideal For First-Time Buyers or Investors
- Two Reception Rooms
- Fitted Kitchen
- Two Well-Proportioned Bedrooms
- First Floor Family Bathroom
- Good-Sized Rear Garden
- Convenient Location Close to Shops and Transport Links

**Description:**

Offered via the Modern Method of Auction through Brookvale Auctions.

Situated in a popular and convenient residential location, this well-presented two-bedroom end-of-terrace home offers comfortable and practical accommodation ideal for first-time buyers, downsizers, or investors alike. Benefitting from two reception rooms, a fitted kitchen, and a good-sized rear garden, the property is well positioned close to local shops, amenities, and excellent transport links.

The property is approached directly from the street via a front entrance door leading into the accommodation.

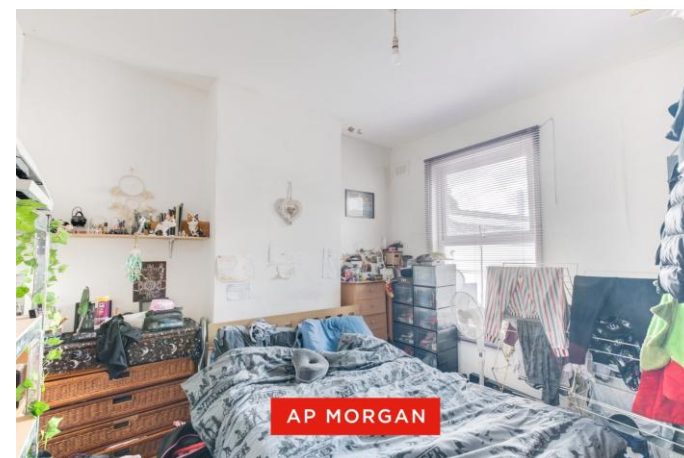
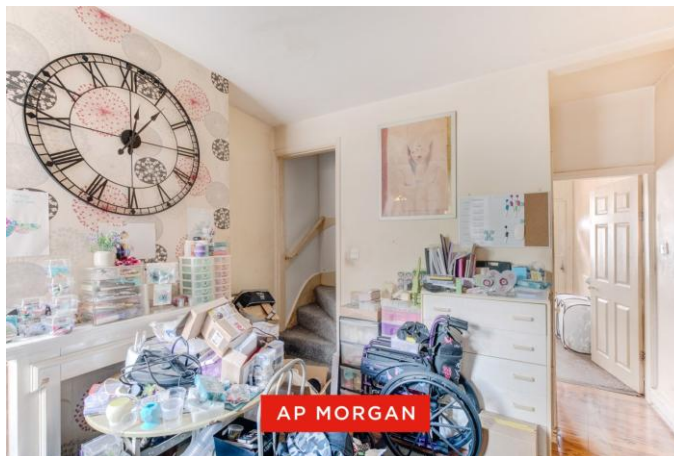
**Full Description**

Once inside, the accommodation briefly comprises a welcoming living room to the front of the property, providing a cosy and comfortable reception space. To the rear is a separate dining room offering ample room for family dining and entertaining, with stairs rising to the first floor and access through to the fitted kitchen. The kitchen is equipped with a range of wall and base units together with work surface space and access out to the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms along with a family bathroom fitted with a bath, wash hand basin, and WC.

Moving outside, the property enjoys a good-sized rear garden offering a pleasant outdoor space with potential for seating, entertaining, or further landscaping.

Further benefits include double glazing and central heating throughout.



Completion required within 56 days of draft contract issue (subject to mortgage, affordability and survey).

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:

**Living Room** 13'3" x 11'1" (4.04m x 3.38m) Both Max

**Dining Room** 15'7" x 11'1" (4.75m x 3.38m) Both Max

**Kitchen** 9'3" x 5' (2.82m x 1.52m) Both Max

#### Landing

**Bedroom 1** 11'3" x 11'1" (3.43m x 3.38m)

**Bedroom 2** 11'1" x 8'1" (3.38m x 2.46m)

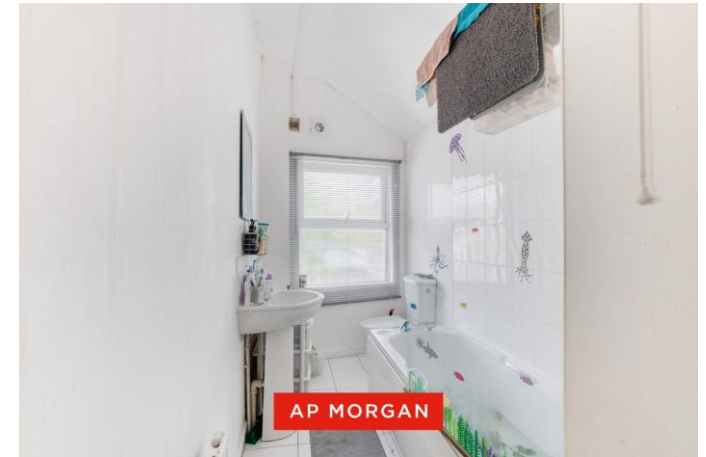
**Bathroom** 11'8" x 4'11" (3.56m x 1.5m) Both Max

**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?

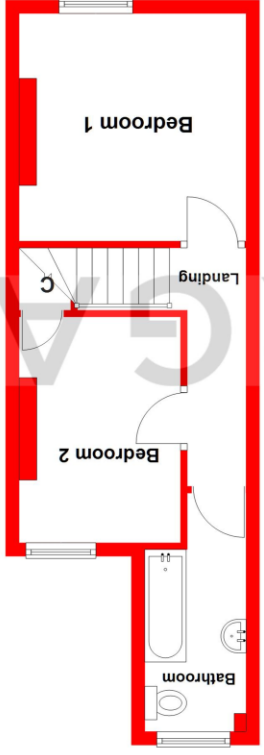
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

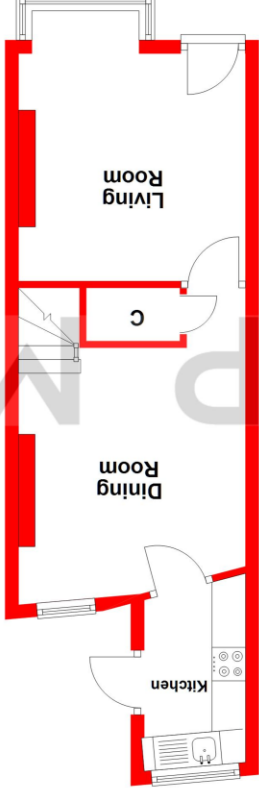
### First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)  
(excluding Landing)



### Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 57.7 sq. metres (621.0 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 Planlup.

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