

An aerial photograph of a white semi-detached house with a dark tiled roof. The house features a prominent gable end with a large window and a smaller window below it. A white conservatory is attached to the side of the house. The roof has two brick chimneys. The house is surrounded by greenery, including trees and bushes. A paved area is visible in the foreground.

AP MORGAN

Wellfield Road, Birmingham
Asking Price £265,000

Features:

- Three-Bedroom Semi-Detached Family Home
- Approximately 87.3 Sq. m / 939.6 sq. ft of Living Space
- Fully Refurbished Throughout, Ready to Move in
- Spacious Kitchen/Dining Room with Rear Extension
- Downstairs WC for Added Convenience
- Large Rear Garden, ideal for Summer BBQs & Family Time
- Great Central Location Close to Shops and Amenities
- Catchment for Hall Green Infant, Junior, & Senior Schools

Description:

Fully refurbished, ready to go, and waiting for its next owner.

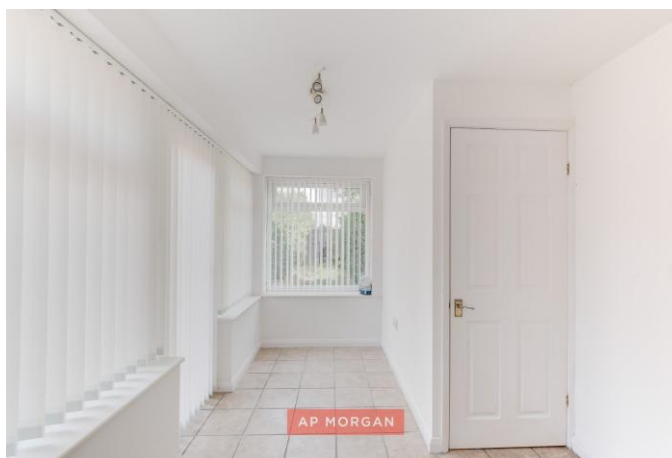
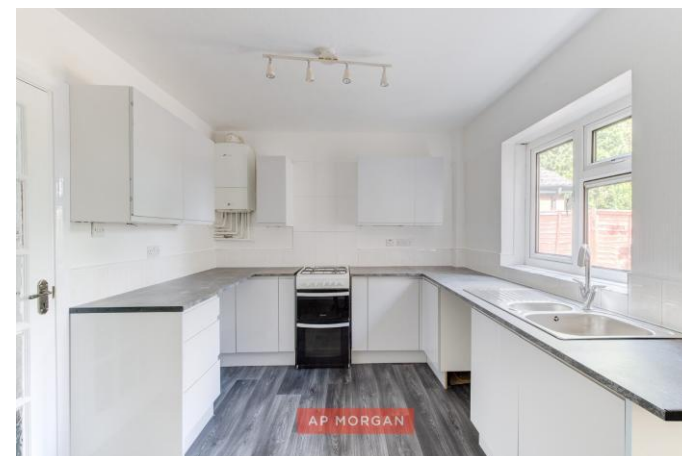
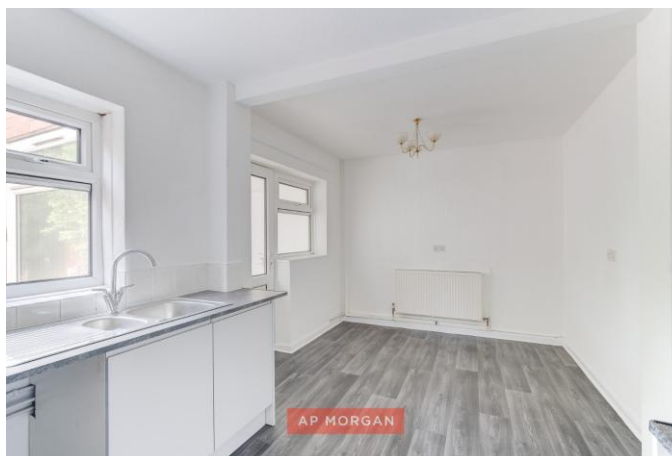
This three-bedroom semi has already had all the hard work done, refurbished throughout and finished to a standard where you can simply move in and start living. Set in a central, well-connected location close to shops and everyday amenities, it's a rear-extended family home with a spacious kitchen/dining room, a downstairs WC, and a generous garden to enjoy.

Whether you're searching for a family home or a ready-made buy-to-let, this one ticks the boxes. Priced at £265,000, it's exceptional value for a home that's genuinely ready to move into.

This is one of those rare finds, a home that's already been done up properly, so there's no list of jobs waiting for you on move-in day. The rear extension has really opened things up, giving you a lovely kitchen/dining room that's perfect for family meals or entertaining, plus a separate reception room and a handy downstairs WC for busy mornings.

Upstairs, three bedrooms and a family bathroom give you all the space a growing family needs, and the layout works brilliantly whether you're buying to live in or to let out. And that garden. Large, private, and made for long summer evenings, whether that's a barbecue with friends or a football match with the kids.

It's a fantastic investment opportunity too, fully refurbished, well priced, and in a location that tenants and families alike will love. Close to shops and amenities, and within catchment for the well-regarded Hall Green Infant School, Hall Green Junior School, and Hall Green School, subject to the local authority's admissions policy, this is a home that ticks every box.



Ready-to-move-into homes like this don't sit around for long. Give us a call and let's get you through the door.

Details:

Hall

Living Room 15' x 14'1" (4.57m x 4.3m) Both Max

Kitchen/Dining Room 17'1" x 9'4" (5.2m x 2.84m)

Reception Room (Rear) 10'10" x 7'10" (3.3m x 2.4m)

WC 5'9" x 2'7" (1.75m x 0.79m)

Landing

Bedroom 1 10'10" x 10'11" (3.3m x 3.33m)

Bedroom 2 12'11" x 9'7" (3.94m x 2.92m)

Bedroom 3 9'8" x 7'7" (2.95m x 2.3m)

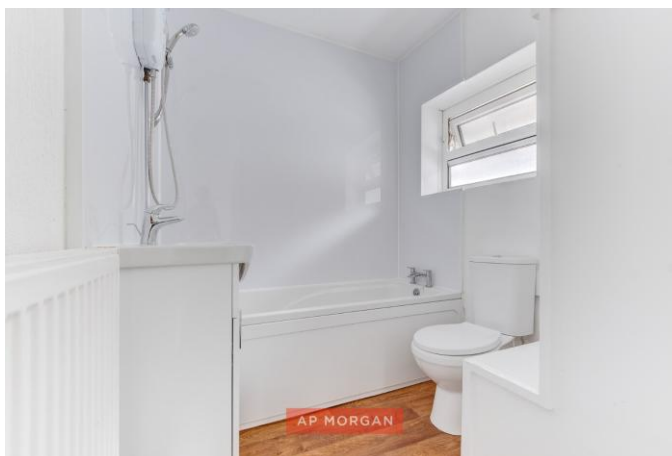
Bathroom 7'1" x 5'8" (2.16m x 1.73m) Both Max

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

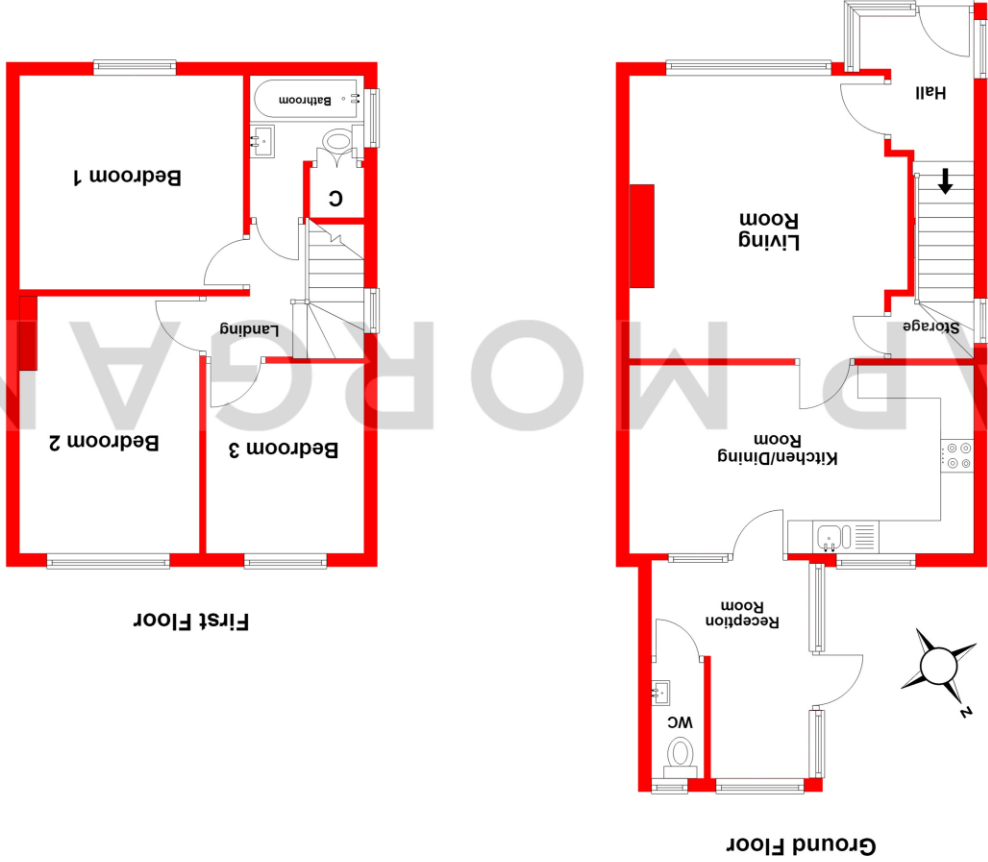
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 87.3 sq. metres (939.6 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 Planlup.

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