

AP MORGAN



Baldwins Lane, Birmingham
Offers in excess of £265,000

Features:

- Three-Bedroom Semi-Detached Home
- In Need of Modernisation
- Excellent Potential to Extend (STPP)
- Two Spacious Reception Rooms
- Integral Garage and Private Driveway
- Good-Sized Rear Garden
- Excellent School Catchments Nearby
- Close to Local Amenities and Major Transport Links

Description:

RENOVATE ME! A highly desirable semi-detached home in need of modernisation. This three-bedroom semi-detached home offers generous living accommodation with further scope for development STPP.

The property is approached via a private driveway providing off-road parking and access to the integral garage with additional storage.

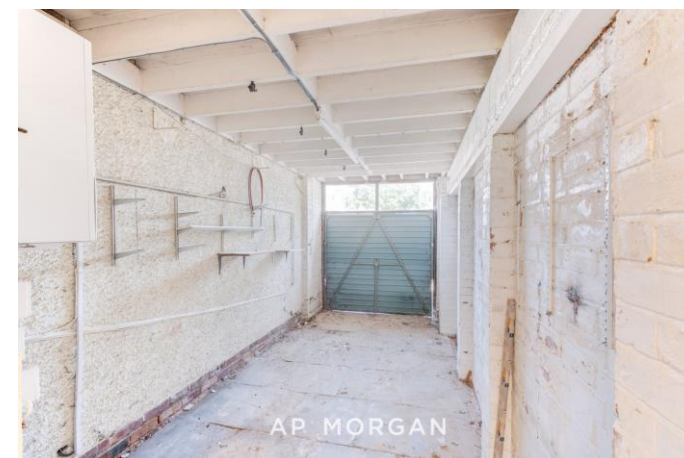
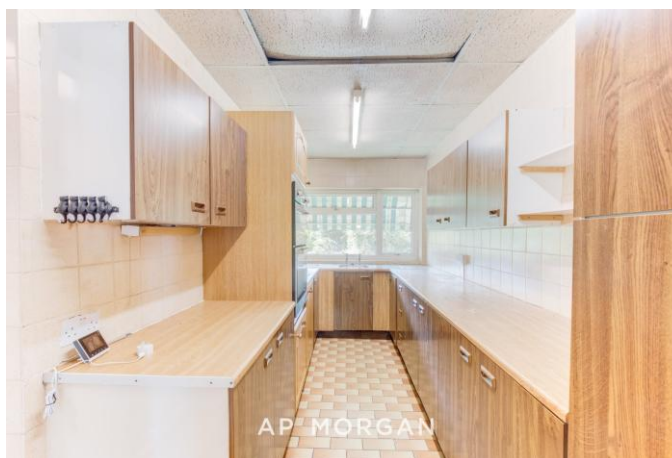
Once inside, the welcoming hallway gives access to a front living room, a spacious lounge, and a useable kitchen.

Upstairs, the property offers three well-proportioned bedrooms, serviced by a family bathroom.

Moving outside, the home enjoys a good-sized rear garden, perfect for outdoor relaxation and entertaining.

The property is ideally placed within close proximity to good school catchments, local shops, amenities and restaurants.

There is also convenient access to major motorway networks, making it an excellent choice for commuters.



Details:

Porch

Hall

Living Room 14'4" x 10'6" (4.37m x 3.2m) Both Max

Lounge 13'1" x 12'1" (4m x 3.68m)

Kitchen 18'10" x 6'9" (5.74m x 2.06m)

Garage 36'8" x 8'3" (11.18m x 2.51m) Both Max

Landing

Bedroom 1 14'4" x 10'3" (4.37m x 3.12m) Both Max

Bedroom 2 11'10" x 12'1" (3.6m x 3.68m) Both Max

Bedroom 3 7' x 6'5" (2.13m x 1.96m)

Bathroom 8'11" x 8'5" (2.72m x 2.57m)



EPC Rating: D

Council Tax Band: C (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 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.

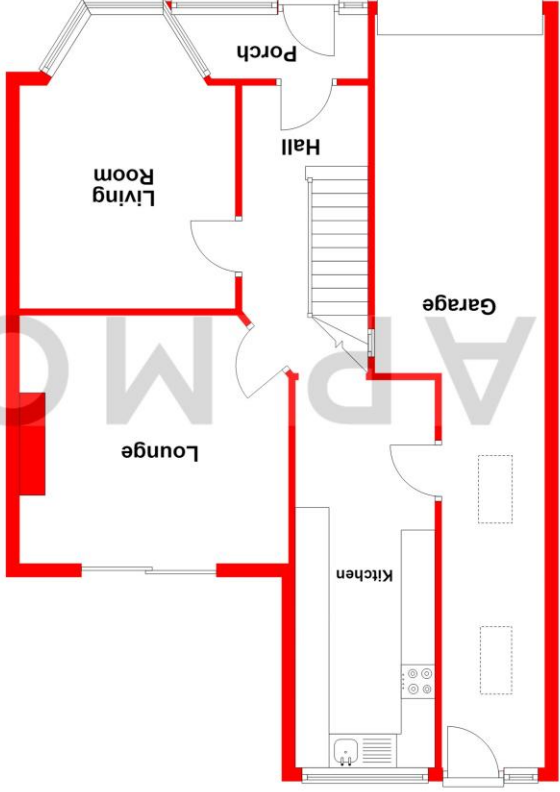
Need a solicitor?

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.

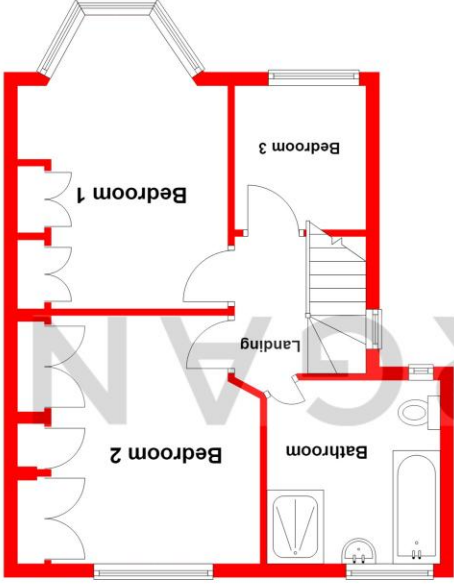
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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