

AP MORGAN



Newey Road, Birmingham
Asking Price £475,000

Features:

- Immaculately Presented Four-Bedroom Detached Home in a Popular Location
- Newly Fitted Kitchen & Bathroom, Less Than Six Months Old
- Principal Suite with its Own Stylish Ensuite Shower Room
- Spacious Lounge Flowing Through to a Separate Dining Room
- Garage & Private Driveway Providing Excellent Parking Options
- Downstairs WC, Ideal for Busy Family Life
- Landscaped Rear Garden with a Dedicated Entertainment Area
- Close to Local Shops, Eateries, Transport Links & Catchment Schools

Description:

Situated in a popular location is this immaculately presented four-bedroom detached home with a newly fitted kitchen and bathroom less than 6 months old. A superb opportunity for a growing family looking for a move in ready home with nothing left to do.

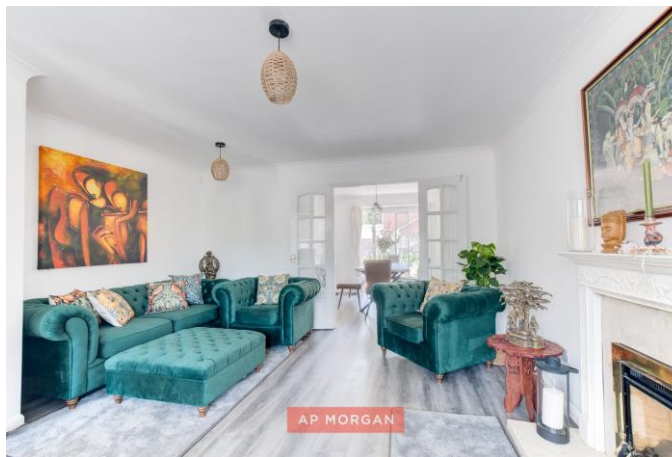
The property is approached via a private driveway, with a garage providing further parking or storage options.

Once inside, the interior briefly comprises: a welcoming porch leading through to the entrance hall, with a convenient downstairs WC. The spacious lounge sits to the front of the home, flowing through to a separate dining room, ideal for family meals or entertaining guests. The newly fitted kitchen completes the ground floor, offering stylish and practical space for everyday living.

To the first floor, the landing gives access to four well-proportioned bedrooms. The principal suite benefits from its own ensuite shower room, while bedrooms two, three and four share the use of the newly fitted family bathroom.

Moving outside, the property enjoys a well maintained landscaped rear garden with an entertainment area, perfect for relaxing or hosting throughout the warmer months.

The property is close to eateries, shops and amenities, and is also conveniently placed to easily access transport links and good catchment schools.



Details:

Porch

Hall

Lounge 15' x 11'8" (4.57m x 3.56m)

Dining Room 10'6" x 9'9" (3.2m x 2.97m)

Kitchen 14'6" x 9'11" (4.42m x 3.02m)

WC

Garage 19'8" x 7'9" (6m x 2.36m)

Landing

Principal Suite 12'10" x 9'7" (3.9m x 2.92m)

Ensuite Shower Room

Bedroom 2 15'4" x 7'7" (4.67m x 2.3m)

Bedroom 3 8'6" x 6'7" (2.6m x 2m)

Bedroom 4 7'8" x 7'6" (2.34m x 2.29m)

Bathroom 6'10" x 6'4" (2.08m x 1.93m)

EPC Rating: C

Council Tax Band: E (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.wissemortgageadvice.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.

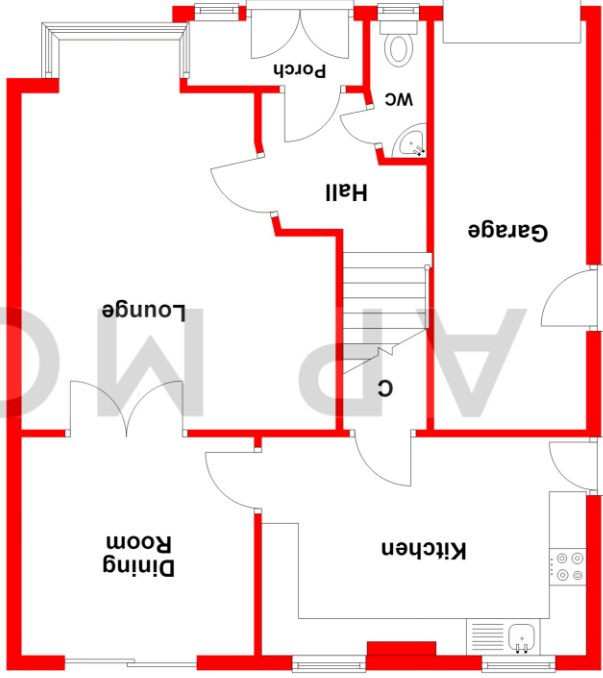
Need a solicitor?

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.

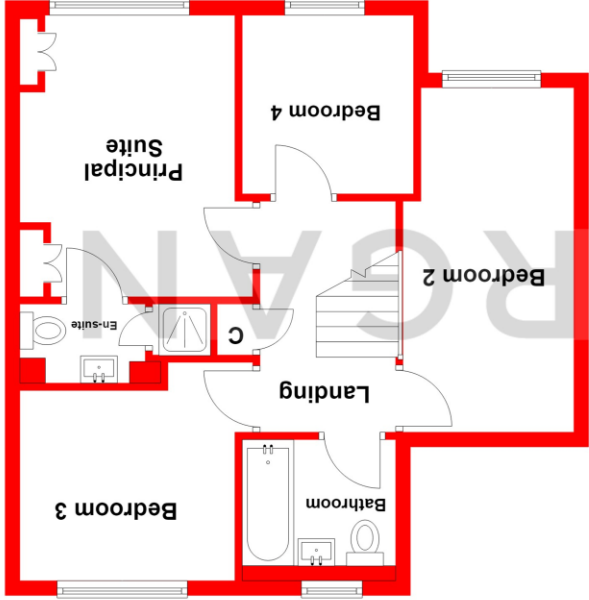
Identity Checks

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. 119.5 sq. metres (1286.1 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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