

AP MORGAN



Mount Dairy Farm Lane, Cheswick Green
Asking Price £320,000

Features:

- Two-Bedroom Home Built in 2019
- Principal Suite with En-suite
- Re-fitted Kitchen with Integrated Appliances
- Fully Landscaped Garden
- Panelled Lounge and Principal Bedroom
- Popular Semi-Rural Location
- Centrally Boarded Loft Space with Fitted Ladder
- Close to Dickens Heath Village Shops

Description:

Only seven years old, fully landscaped, and finished with real style. This is modern living done properly.

Set in a popular semi-rural spot in Cheswick Green, this spacious two-bedroom home was built in 2019 and remains in like-new condition throughout. It offers a re-fitted kitchen with fully integrated appliances, a principal suite with its own en-suite, and a beautifully landscaped garden. At close to 691 sq ft, this is a stylish, low-maintenance home that's ready to move straight into.

We asked them what made them buy it...

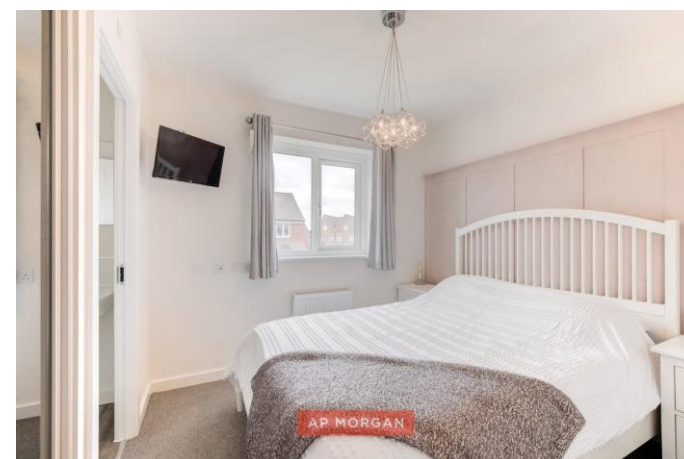
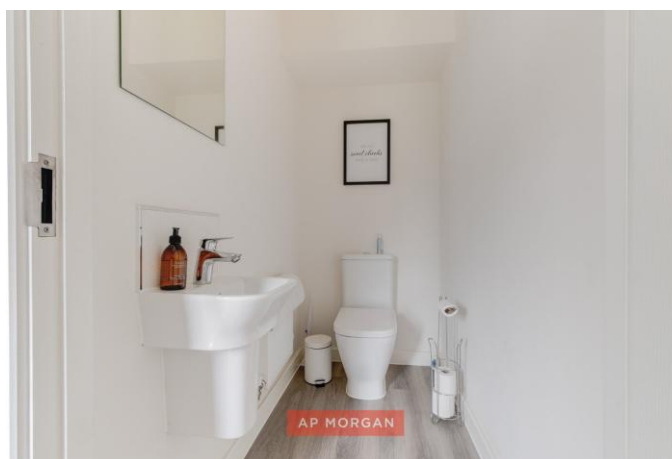
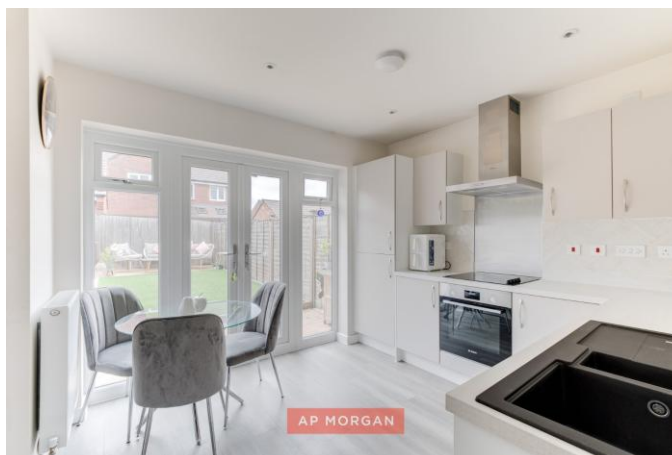
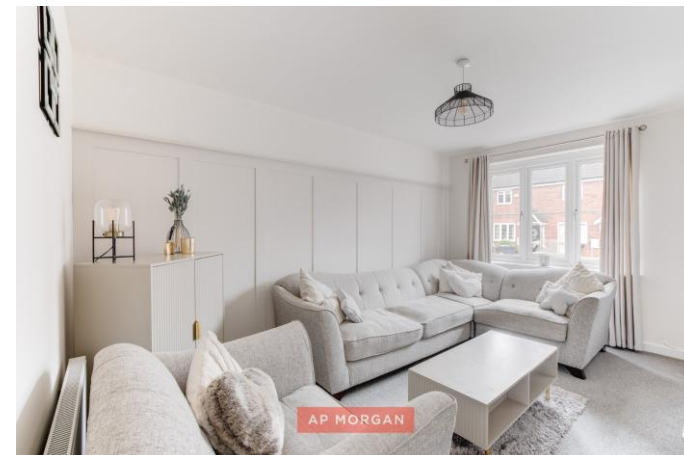
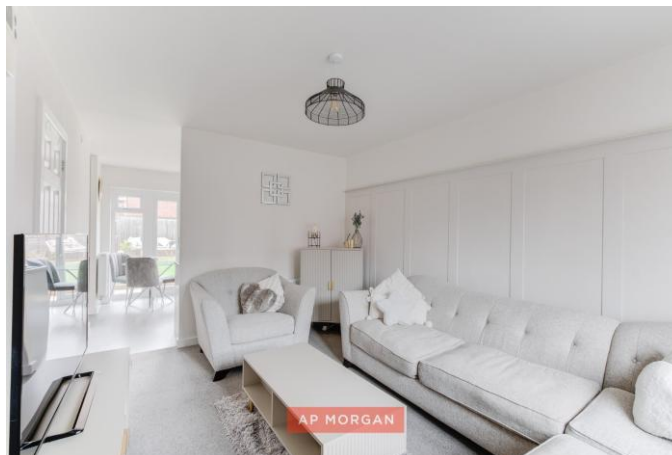
"Location and size were the initial draw. We loved the fact it was brand new also!"

What about the house itself?

"Since moving here, I have fully landscaped the garden and panelled the lounge and bedroom. We've also fitted fully integrated appliances as well as the herringbone tiles."

Our agents say...

At only seven years old, this home still feels brand new, and the personal touches added since have taken it to another level. The kitchen has been re-fitted with fully integrated appliances and beautiful herringbone tiles, and the panelling in the lounge and principal bedroom adds a real sense of style throughout. The spacious lounge is a lovely spot to relax, and upstairs the principal suite comes with its own en-suite, alongside a second bedroom and a family bathroom.



Outside, the fully landscaped garden is the finishing touch, giving you a polished outdoor space with none of the hard work.

Close to Dickens Heath village shops and amenities, with excellent motorway and road links plus easy access to Birmingham Airport, the train station, and the NEC, this location genuinely delivers on convenience as well as charm.

A home this modern, this well finished, and in this location does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Lounge 14'8" x 10'5" (4.47m x 3.18m) Both Max

Kitchen 10'5" x 9'9" (3.18m x 2.97m)

Utility Area 5'5" x 3'3" (1.65m x 1m)

WC (Downstairs) 5'6" x 3'3" (1.68m x 1m)

Landing

Principal Suite 9'11" x 9'1" (3.02m x 2.77m)

Ensuite 9'11" x 4'8" (3.02m x 1.42m)

Bedroom 2 14' x 8'1" (4.27m x 2.46m) Both Max

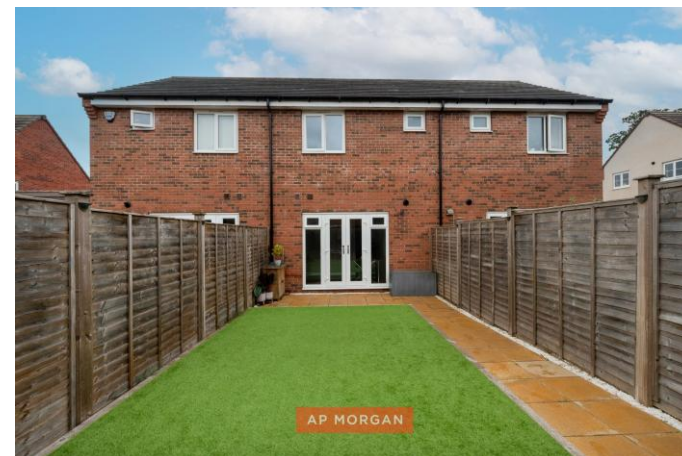
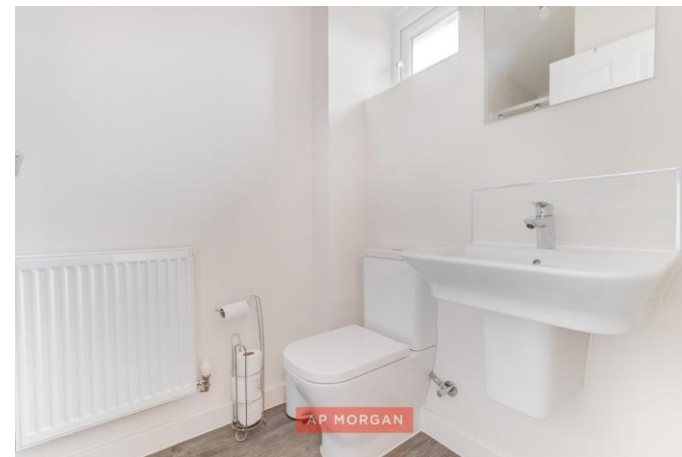
Bathroom 6'8" x 5'9" (2.03m x 1.75m)

EPC Rating: B

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 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?

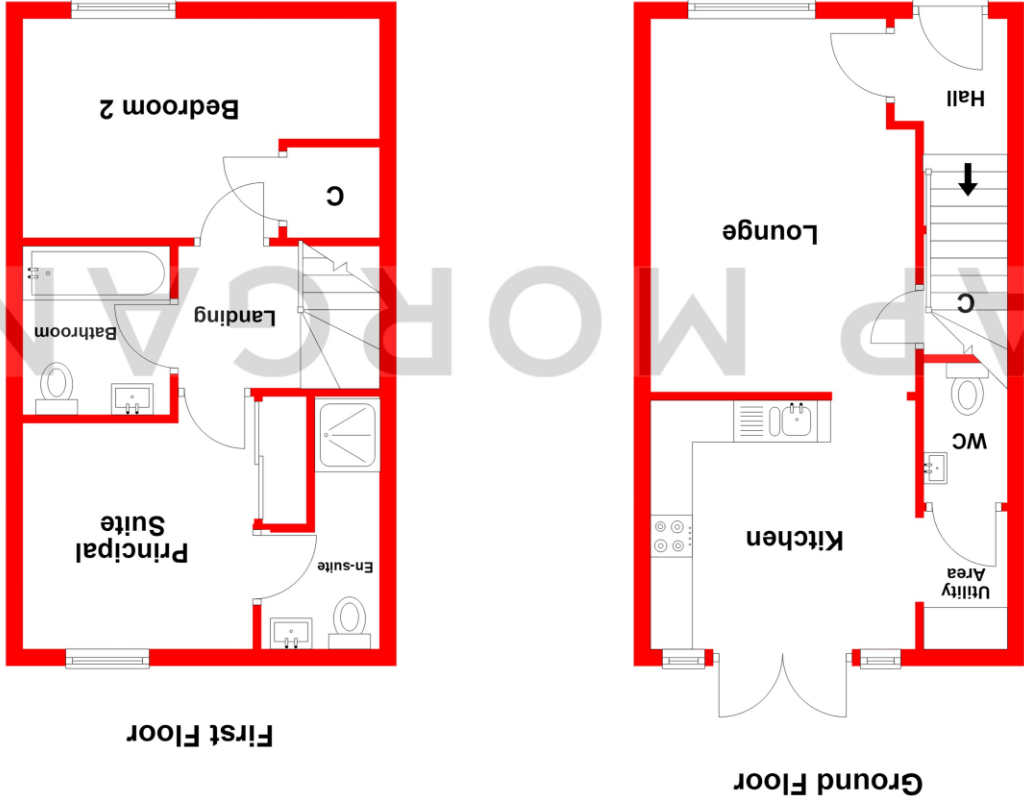
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 64.2 sq. metres (690.8 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 PlanLP.

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