

AP MORGAN



Fallowfield Avenue, Birmingham
Offers Over £310,000

Features:

- Three Bedroom Family Home
- Quiet, Popular Location
- Driveway with Good Sized Garage
- Fitted Kitchen with Appliances
- Private Garden with Entertainment Area
- Good Condition Throughout
- Spacious Living Room
- Excellent Motorway and Road Links

Description:

Quiet, private, and ready to move into. A genuinely great family home.

Tucked away in a quiet, popular part of Birmingham, this three-bedroom house comes with a driveway, a good sized garage, and a fitted kitchen with appliances. In good condition throughout, it offers a spacious living room, a private garden with its own entertainment area, and three well-proportioned bedrooms upstairs. It's the kind of home that ticks the boxes without any extra work needed.

We asked them what made them buy it...

"It was the privacy that got us. It's a genuinely quiet, popular spot, but you are still close to everything you need, the shops, the motorway, all of it."

What about the house itself?

"We loved the fitted kitchen with all the appliances, it made life so much easier. And the garden with the entertainment area has been perfect for get-togethers with friends and family."

Our agents say...

This is a lovely, straightforward family home in a location that's hard to beat for privacy and convenience. The kitchen diner is fitted with appliances and gives you everything you need to cook and entertain, while the living room offers plenty of space to relax. Upstairs, three bedrooms and a family bathroom mean there's room for everyone.



The driveway and garage take care of parking and storage, and the private garden with its entertainment area is ready for summer evenings and weekend gatherings.

With excellent motorway and road links, plus local shopping and amenities close by, this is a spot that works well whether you are commuting or staying close to home.

If a quiet, private family home in good condition sounds like exactly what you need, get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Kitchen/Diner 20'3" x 12' (6.17m x 3.66m)

Living Room 14'1" x 10'6" (4.3m x 3.2m)

Landing

Bedroom 1 11'1" x 10'6" (3.38m x 3.2m)

Bedroom 2 12' x 11'6" (3.66m x 3.5m)

Bedroom 3 7'5" x 5'11" (2.26m x 1.8m)

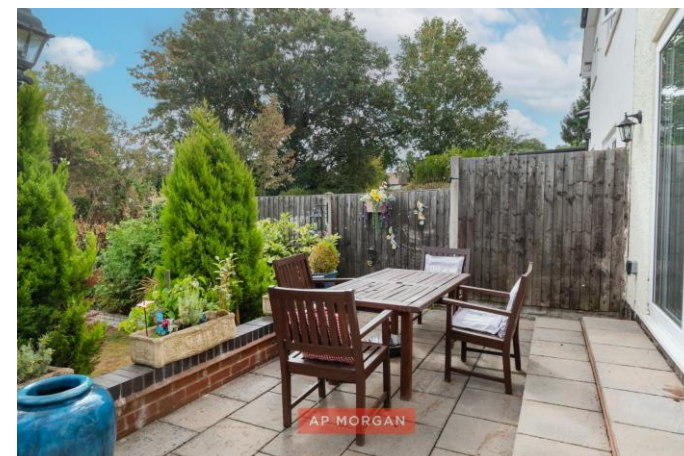
Bathroom 8'7" x 8'5" (2.62m x 2.57m)

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?

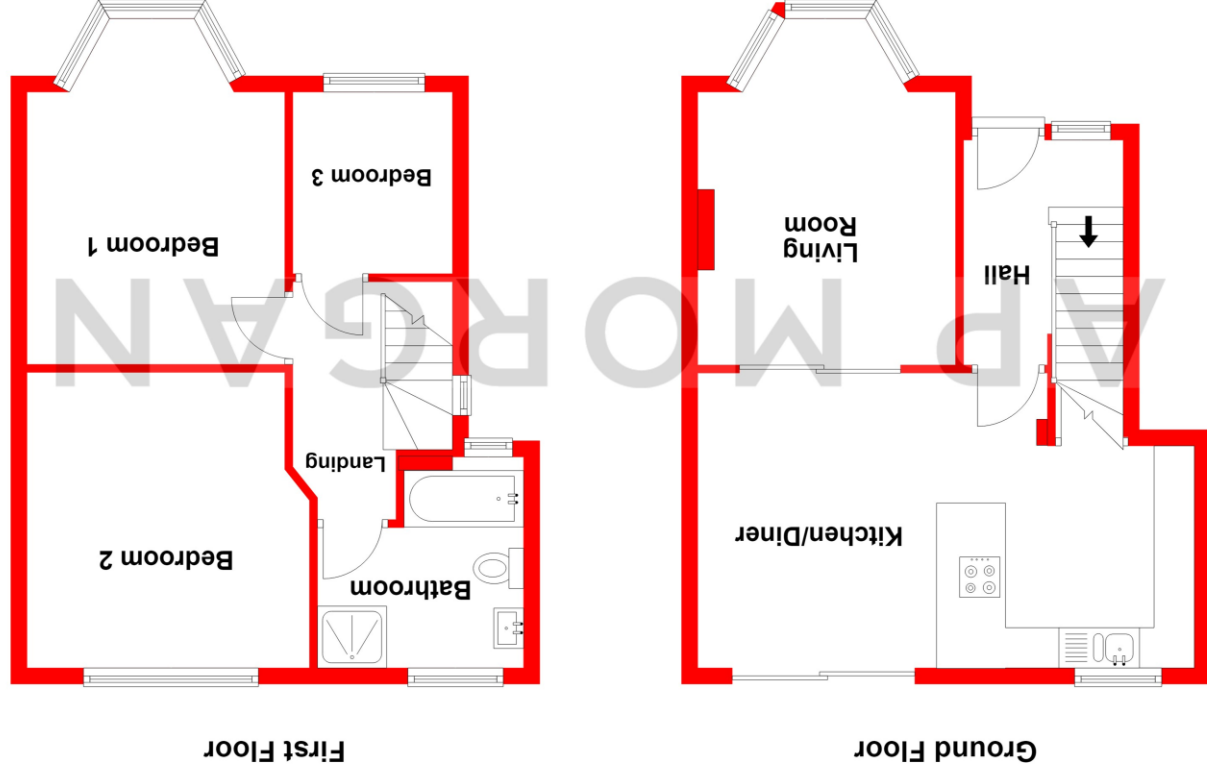
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

Total area: approx. 81.4 sq. metres (876.2 sq. feet)

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