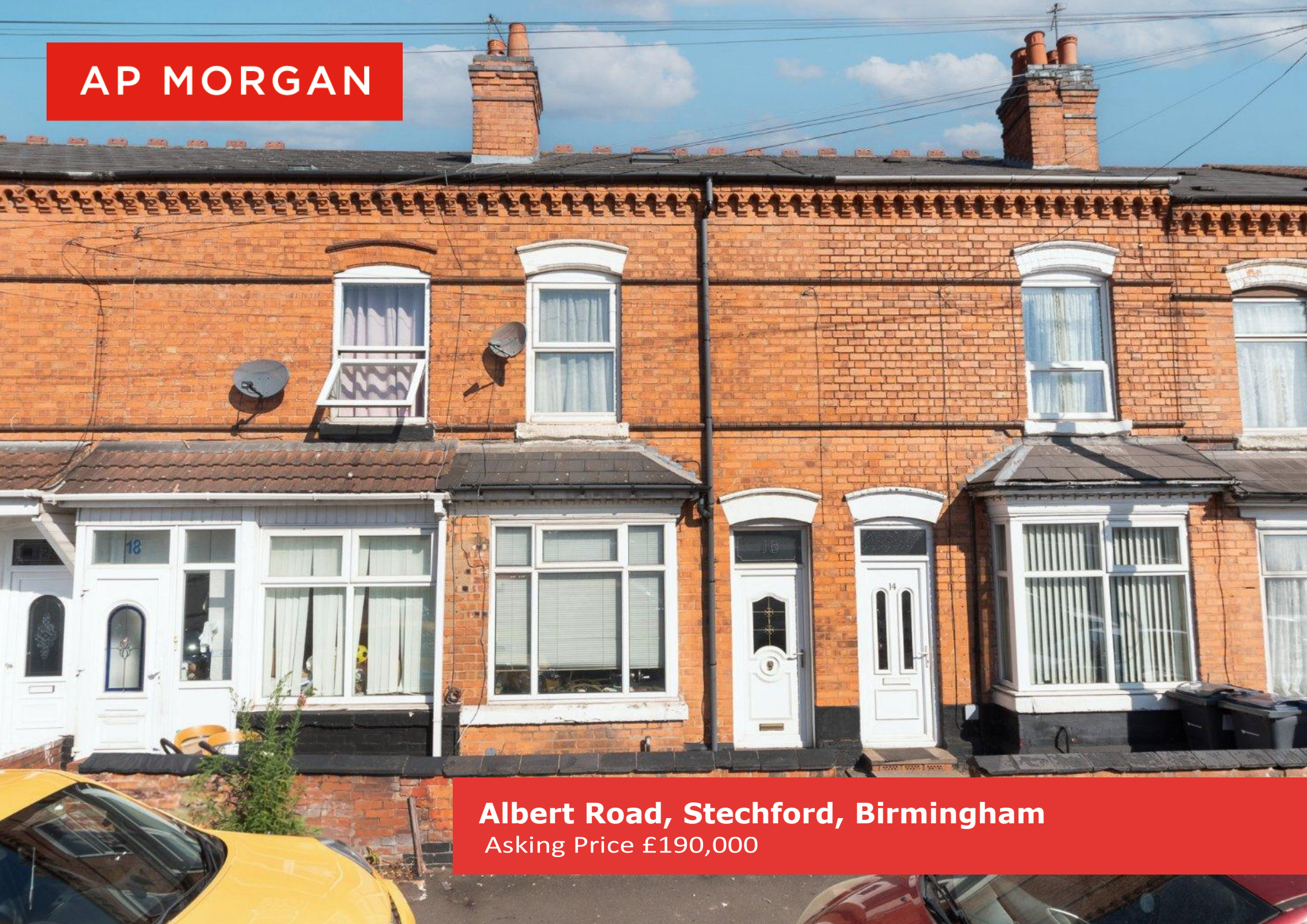


AP MORGAN



Albert Road, Stechford, Birmingham
Asking Price £190,000

Features:

- Two-Bedroom Mid-Terraced Home
- Approximately 74.6 sq. m / 802.7 sq. ft of Living Space
- Separate Living Room & Dining Room
- Versatile First Floor Dressing Room
- Fitted Kitchen with Ample Storage Space
- Easy-Maintenance Rear Garden
- Three-Minute Walk from Stechford Train Station
- Catchment for Albert Primary & Cockshut Hill Secondary School

Description:

Spacious, airy, and just three minutes from the train station. First-time buyers, this one's for you.

This two-bedroom mid-terrace has been lovingly cosmetically refreshed throughout and sits in a genuinely great central location, with all the amenities and a retail park close by, plus a train station just a three-minute walk away.

Inside you'll find a living room and separate dining room downstairs, a well-fitted kitchen with plenty of storage, and an easy-maintenance rear garden that's ideal for anyone who'd rather spend weekends relaxing than mowing the lawn.

Upstairs, two bedrooms include a versatile dressing room off Bedroom 2. Priced at £190,000, this is a fantastic opportunity to get onto the ladder in a location that works hard for you.

We asked them what made them buy it...

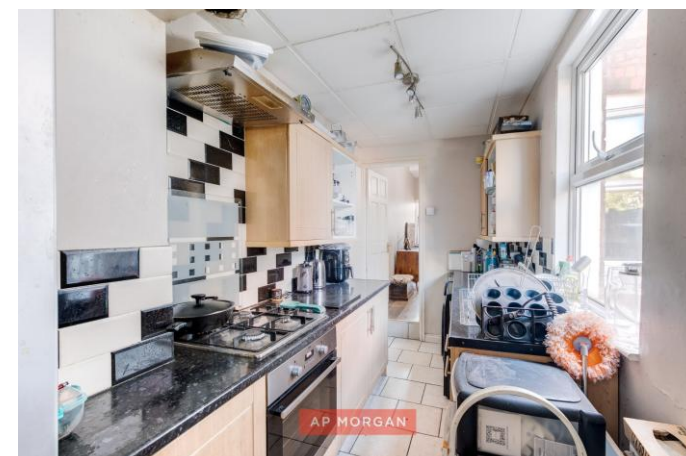
"The home is spacious, airy, and feels comfortable, perfect as a first property."

What about the house itself?

"We've just done cosmetic work, painting, decorating, and adding furniture to suit our style."

Our agents say...

This is a home in good condition throughout, and it shows the moment you walk in. The living room and dining room give you two distinct spaces to relax and entertain, while the fitted kitchen offers ample storage, no more juggling cupboard space here. And with a boiler that's only seven years old, there's real peace of mind for whoever moves in next.



Upstairs, Bedroom 2 comes with its own dressing room, a lovely bit of flexibility for storage, a home office corner, or simply extra space to breathe. Outside, the easy-maintenance garden means more time enjoying it and less time working on it.

The location genuinely delivers too. You're close to Birmingham Airport and the train station, sitting within good road networks, and just a short stroll from a retail park and everyday amenities. Families will also want to know it falls within catchment for Stechford Primary, Corpus Christi Catholic Primary, Saltley Academy and Washwood Heath Academy Secondary School.

Homes offering this much value, this close to the station, don't come around often. Fancy a look? Get in touch and we'll book you in.

Details:

Dining Room 13'3" x 12' (4.04m x 3.66m)

Living Room 15' x 12' (4.57m x 3.66m)

Kitchen 13'1" x 5'10" (4m x 1.78m)

Bathroom 7'8" x 5'2" (2.34m x 1.57m)

Landing

Bedroom 1 12'1" x 11'1" (3.68m x 3.38m)

Bedroom 2 11'11" x 12'2" (3.63m x 3.7m)

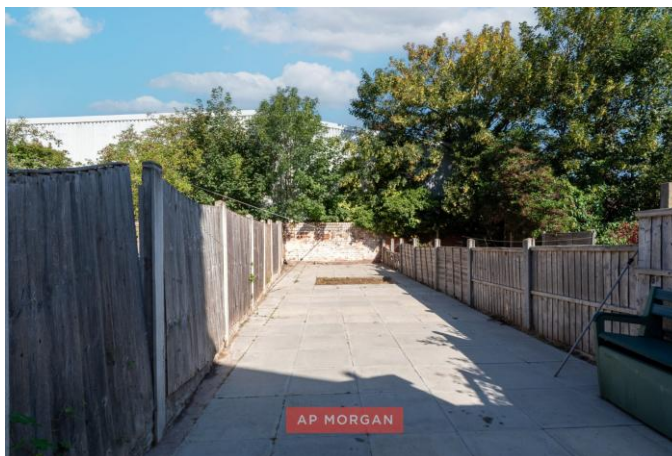
Dressing Room 8'10" x 5'11" (2.7m x 1.8m)

EPC Rating: D

Council Tax Band: A (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?

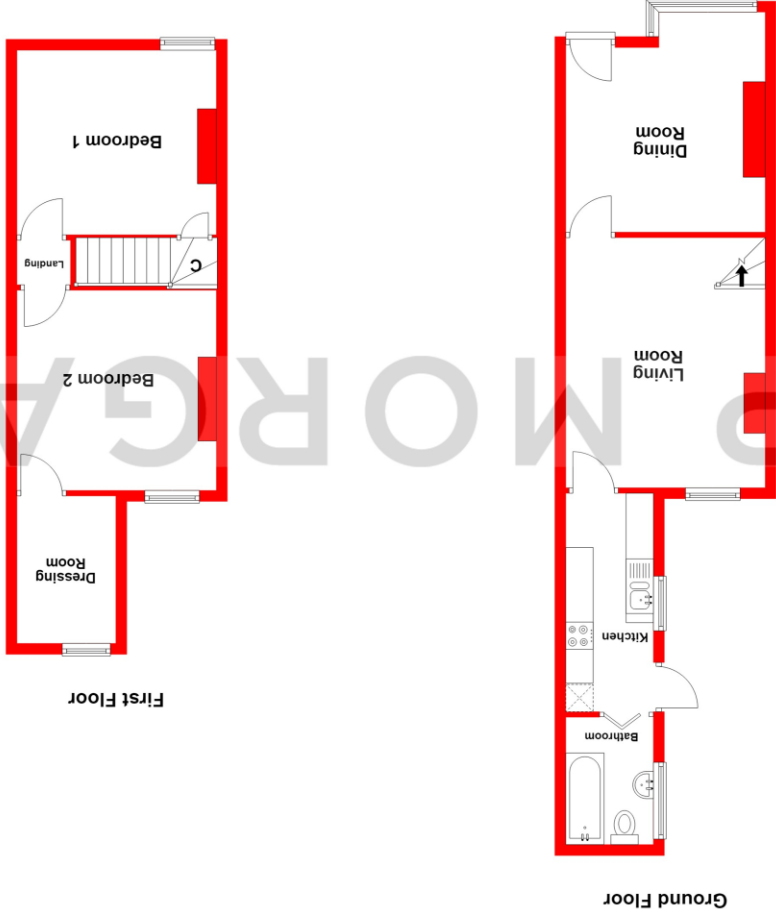
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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. 74.6 sq. metres (802.7 sq. feet)



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