

AP MORGAN



Sunningdale Road, Birmingham
Asking Price £280,000

Features:

- Well Loved Three-Bedroom End of Terrace Home
- Same Family in Situ for Almost Forty Years
- Fitted Kitchen with Ample Storage Space
- Refitted Family Bathroom
- New Windows Fitted Three Years Ago
- Fully Insulated Exterior Walls
- Good Sized Bedrooms Throughout
- Excellent Local School Catchment and Transport Links

Description:

38 years of memories, and a home that's ready for its next chapter.

This well-loved three-bedroom end-of-terrace home in Sunningdale Road has been cherished and carefully updated by the same family for nearly four decades. Set in a popular, easy-maintenance spot with landscaped rear garden space, it offers a fitted kitchen with ample storage, good sized bedrooms, and easy access to the High Street, local schools, and transport links. This is a home with real history, and plenty of life left in it.

We asked them what made them buy it...

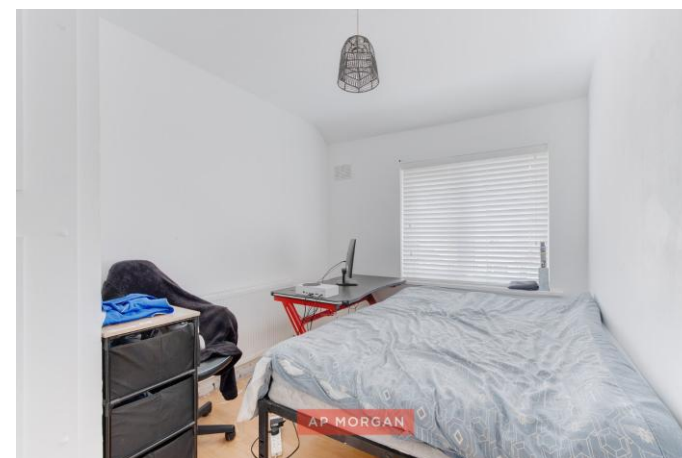
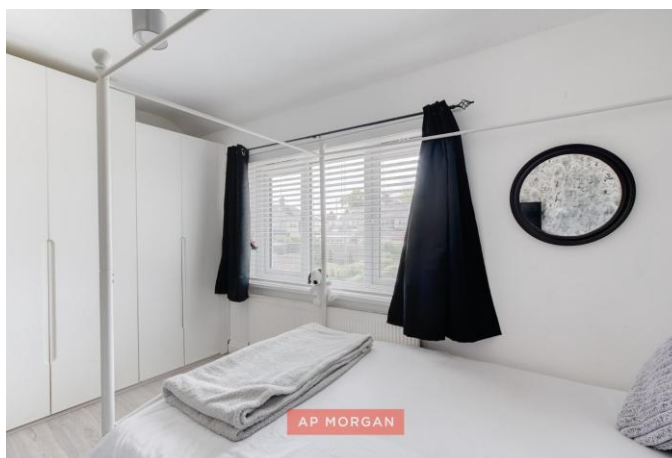
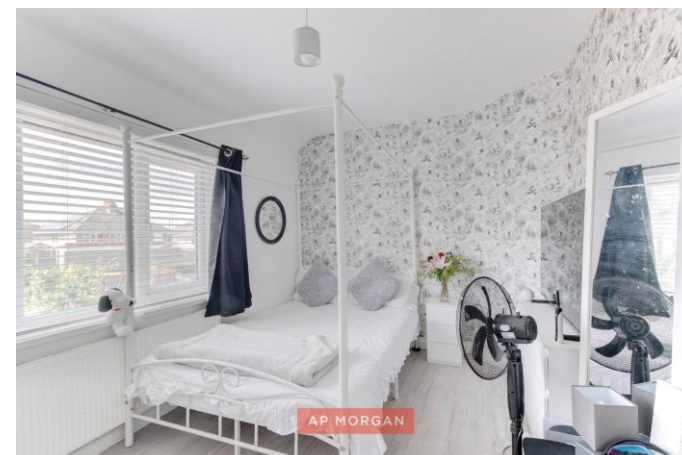
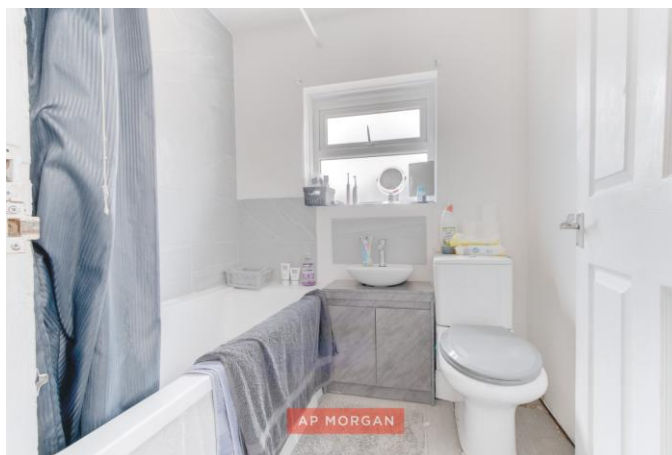
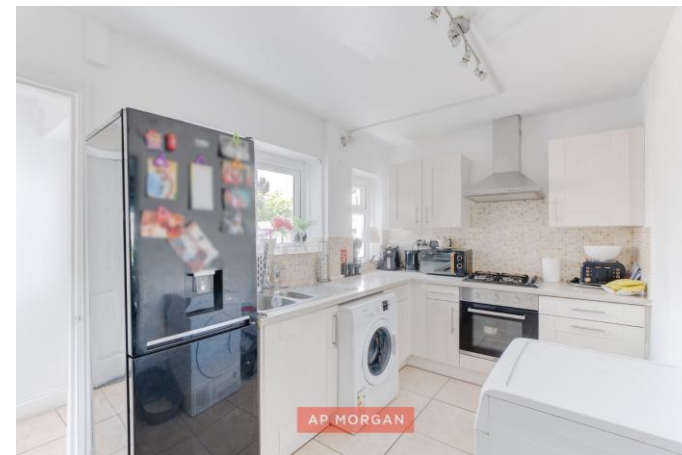
"We bought the house off the Council back in 2011. We've been here for 38 years! It's been our family home through everything, and we've loved every year of it."

What about the house itself?

"Whilst being here we have refitted the bathroom, fitted a new kitchen, put in new windows three years ago, and fully insulated the exterior walls two years ago. We've put the work in to make sure it's ready for whoever comes next."

Our agents say...

You can feel the care that's gone into this home the moment you step inside. The fitted kitchen offers ample storage space, and with new windows and fully insulated exterior walls, it's warm, efficient, and ready to move straight into.



The bathroom has been refitted too, so there's nothing left to do but unpack.

Upstairs, the three bedrooms are all a good size, giving a growing family or first-time buyers plenty of room to make it their own. And with the High Street, train stations, and other public transport all close by, plus Yarnfield Primary and Nine Styles Academy within catchment, this is a location that works hard for everyday life.

Homes that have been loved this long, and looked after this well, don't come up often. Get in touch with AP Morgan today to arrange your viewing.

Details:

Living Room 15'8" x 11'6" (4.78m x 3.5m)

Kitchen 12'4" x 7'8" (3.76m x 2.34m)

Inner Hall

Bathroom 6'2" x 5'7" (1.88m x 1.7m)

Landing

Bedroom 1 12'8" x 8'6" (3.86m x 2.6m)

Bedroom 2 11'6" x 7'11" (3.5m x 2.41m)

Bedroom 3 8'2" x 7'5" (2.5m x 2.26m)

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 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.

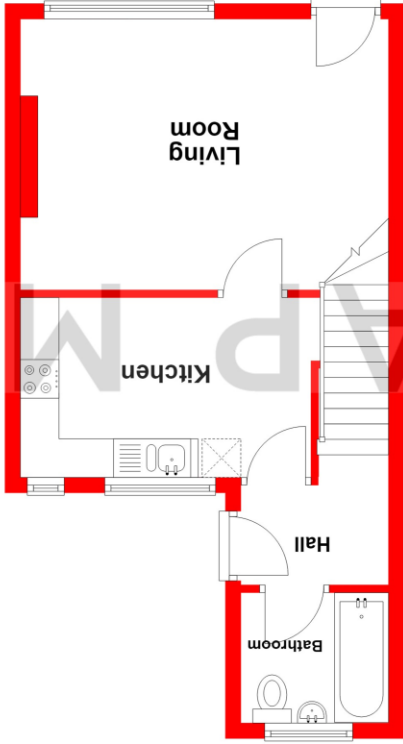
Need a solicitor?

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.

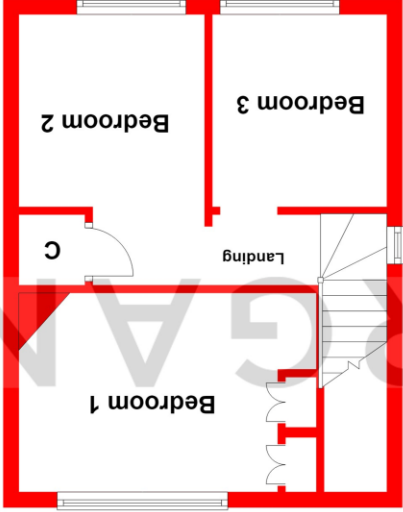
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 63.9 sq. metres (687.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and 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 Planip.

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