

AP MORGAN



Stadium Road, Birmingham
Asking Price £285,000

Features:

- Two-Bedroom Modern Home Built in 2019
- Spacious Lounge Diner
- Fitted Kitchen with Appliances
- Great Size Bedrooms
- Artificial Grass Front and Rear Gardens
- Downstairs WC
- Well Presented Throughout
- Great Public Transport & Motorway Links

Description:

Built in 2019, well presented, and ready to go. A modern home without any of the hard work.

Set in a popular location known for its good schools, this two-bedroom house was built in 2019 and remains very well maintained throughout. It offers a spacious lounge diner, a fitted kitchen with appliances, and easily maintained artificial grass in both the front and rear gardens. At 762 sq ft, this is a well presented, low-maintenance home that's simple to move into and easy to live in.

We asked them what made them buy it...

"The location was perfect for us, being in a popular spot for good schools while still having easy access to local shops and amenities. It just felt like the right fit."

What about the house itself?

"We loved how spacious the lounge diner felt, and the fitted kitchen with appliances made everyday life simple. Putting artificial grass in the front and rear gardens has meant we get all the outdoor space without any of the upkeep."

Our agents say...

This is a genuinely well-presented modern home, and being built in 2019 means it's still in excellent condition throughout. The lounge diner offers plenty of space to relax or entertain, and the fitted kitchen with appliances gives you everything you need for day-to-day cooking. Upstairs, two great size bedrooms share a family bathroom, and there's a handy downstairs WC too.



Outside, the artificial grass front and back means you get all the benefits of outdoor space with virtually no maintenance required.

Being close to local shops and amenities, with great public transport links and excellent motorway and road networks, this location makes everyday life easy for families and commuters alike.

A modern, low-maintenance home like this in a popular location does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Lounge/Diner 13'7" x 11'4" (4.14m x 3.45m)

Kitchen 16'5" x 6'7" (5m x 2m) Both Max

WC (Downstairs)

Landing

Bedroom 1 13'7" x 9'3" (4.14m x 2.82m) Both Max

Bedroom 2 13'7" x 9'8" (4.14m x 2.95m) Both Max

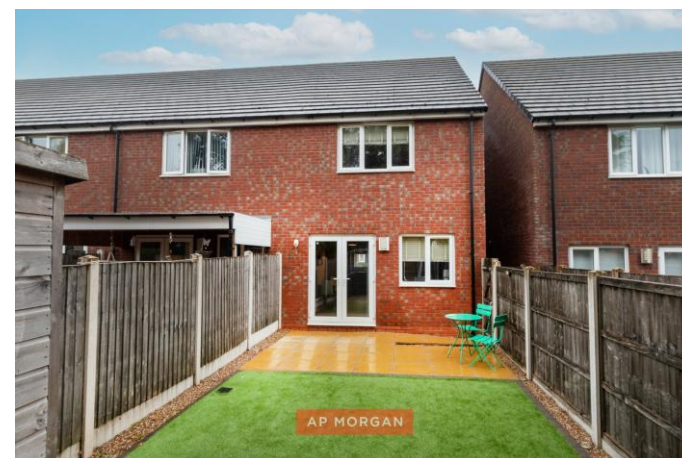
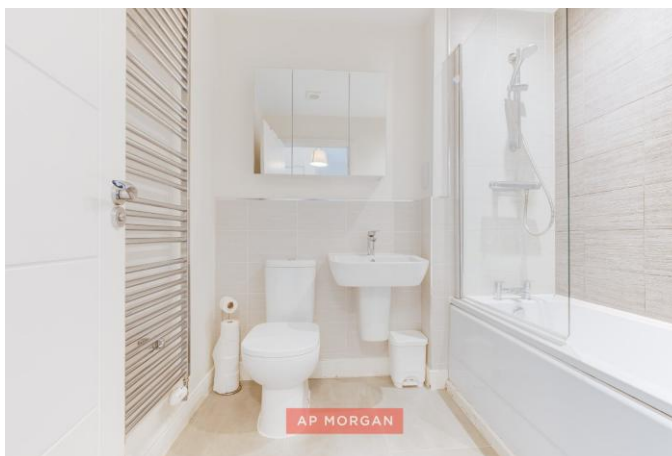
Bathroom 7' x 6'4" (2.13m x 1.93m)

EPC Rating: B

Council Tax Band: B (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?

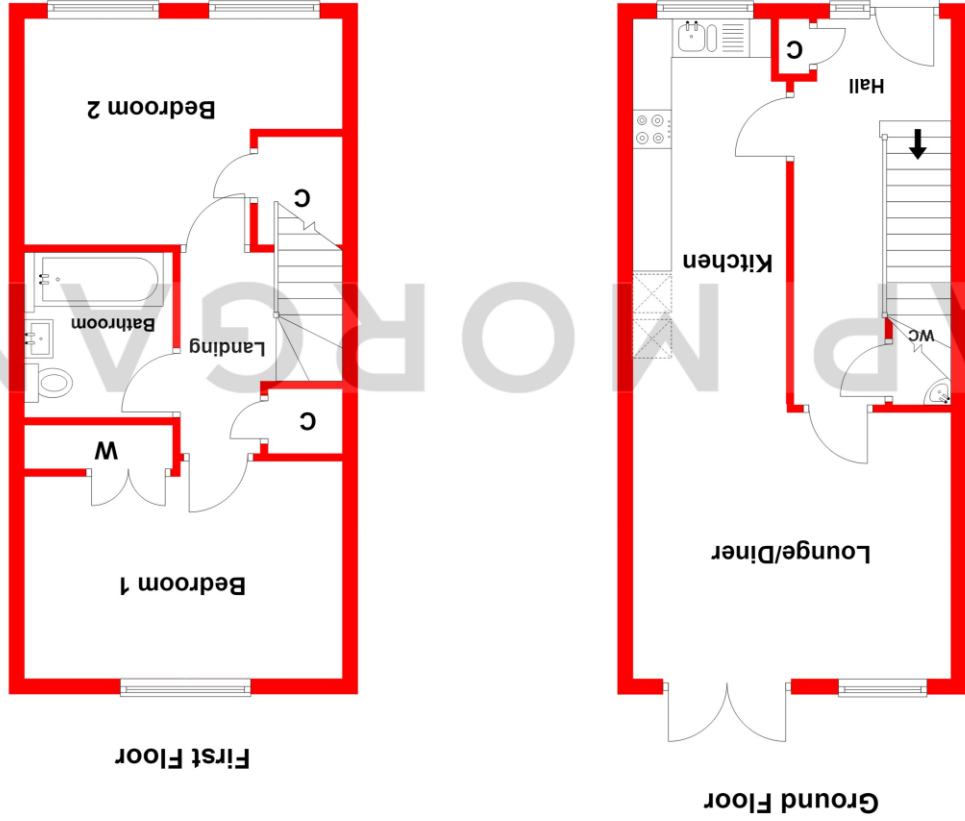
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 70.8 sq. metres (762.3 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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