

AP MORGAN



Hérons Way, Selly Oak, Birmingham
Offers in Excess of £130,000

Features:

- A two double bedroom upper floor flat
- Highly desirable rental potential
- Dual aspect living room
- Fitted kitchen
- Large refitted shower room
- Ample storage, shared external drying area
- Lease extension, communal lawns to front
- No chain. Epc rating D

Description:

A well presented, two double bedroom first floor flat, with secure entrance, communal parking and is located close to the University of Birmingham. Communal entrance with stairs rising to landing. Initial property hallway, boasting three storage cupboards, one housing a modern combination gas central heating boiler, carpet to floor and doors to following rooms. Dual aspect lounge, of some 24ft in length, with grey carpeting, neutral walls, and wide windows with curtain poles. The fitted kitchen offers ample wall and base units, shelved pantry, inset sink, slot in oven and space for a fridge freezer and plumbing for a washing machine. Both bedrooms have carpets to floor and slatted blinds to windows. The impressive shower room has been upgraded to include low full width storage units incorporating the sink and W.C., the shower enclosure is generous with sliding curved doors to front, two chrome radiators have been fitted to the walls.

The building comprises four flats, there is a shared drying area externally to the rear. The property also benefits from double glazing and is offered with no chain.

Please note: The large lounge has potential to be divided to create a third bedroom, approval would need to be sourced via the council.

Locally the area is popular for student accommodation and is close to a major supermarket, petrol stations, retail parks, leisure facilities and excellent bus and rail routes into Birmingham.



Details:

Entrance Hallway with 3 storage cupboards

Dual aspect Living Room

24' 0" x 11' 4" max w (7.31m x 3.45m)

Fitted Kitchen

10' 4" x 7' 4" both max (3.15m x 2.23m)

Bedroom 1

12' 9" x 9' 2" min w (3.88m x 2.79m)

Bedroom 2

10' 3" x 10' 3" (3.12m x 3.12m)

Modern Shower Room

8' 3" x 5' 3" (2.51m x 1.60m)

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 01527 406956.



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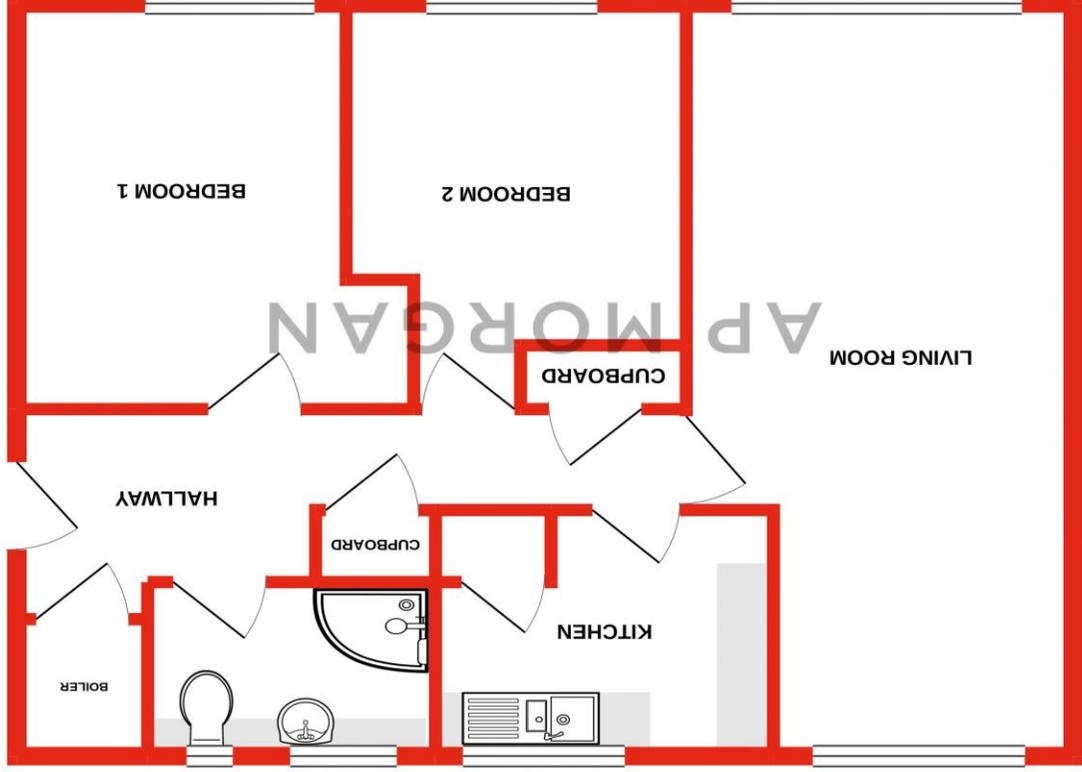
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GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



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