



Brandon Grove, Birmingham
£160,000

Features:

- Semi-detached house
- Deceptively spacious interior
- Two double bedrooms
- Fantastic potential
- Large lounge & spacious kitchen
- Large rear garden & garage
- Block paved driveway
- EPC - D

Description:

A fantastic opportunity to purchase a traditional semi-detached property offering exceptional floor space and great potential for improvement. In brief the property comprises of an Entrance Hallway, spacious lounge/dining room with bay, extended kitchen, utility room with access to a well-sized garage/workshop space. The first floor accommodates a double bedroom one with bay window a well sized double bedroom two and a fitted bathroom. Further benefits include refitted double-glazed windows, gas central heating and refitted roof to the kitchen. Outside the expansive rear garden provides patio space to a well sized lawn along with three brick built outbuildings, to the front situates a block paved driveway for parking up-to three cars. Well-situated nearby to local shops, eateries and located within 0.8 miles of Longbridge train station 1 mile from the A441 which links to the M42 and 1 mile from the A38 linking to city centre and the M5.



Details:

Entrance hallway

Lounge/Diner

23' 2" x 15' 0" (7.06m x 4.57m) max

Kitchen/Breakfast Room

8' 5" x 20' 4" (2.56m x 6.19m) max

Utility room

8' 7" x 6' 1" (2.61m x 1.85m) max

Garage/Workshop

22' 7" x 17' 2" (6.88m x 5.23m) max

Outbuildings

First Floor Landing

Bedroom One

12' 8" x 15' 0" (3.86m x 4.57m) max

Bedroom Two

9' 9" x 9' 0" (2.97m x 2.74m)

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. 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 01527 910 300, or visit their website for more information: www.morganfs.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.

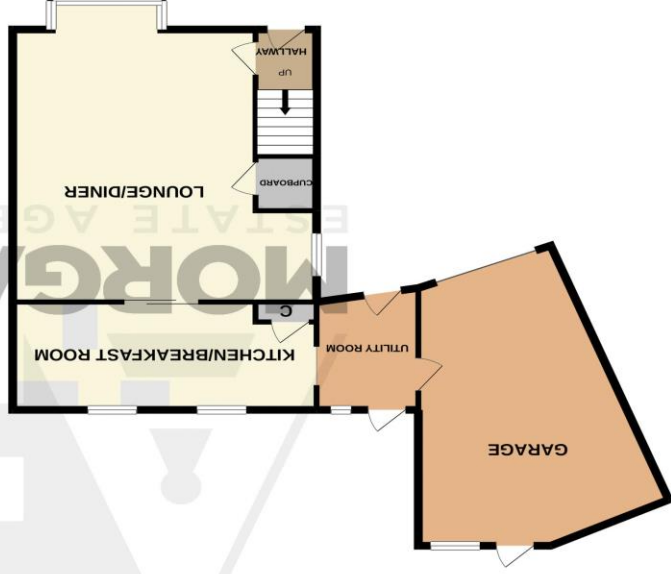
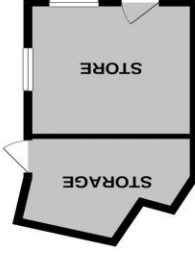
Need a solicitor?

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.

Need a removal company and storage?

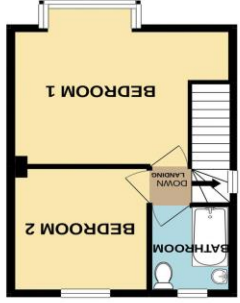
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the diagram 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.
Made with Metrologix ©2020

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.