

**AP MORGAN**



**Hereford Road, Oldbury**  
Offers in Excess of £110,000

**Features:**

- No onward chain
- First floor flat
- Two bedrooms
- Lounge with Juliet balcony
- Kitchen
- Modern bathroom
- Allocated parking
- EPC - C

**Description:**

This two bedroom, first floor flat with no onward chain. The property in brief: Entrance hall with two storage cupboards and space for a tumble dryer, leading to the spacious lounge/kitchen. The lounge area benefits from a Juliet balcony and space for a small table. The kitchen space offers an integrated oven and electric hob, as well space for a fridge/freezer, washing machine and dishwasher. Spacious bedroom one offers an integrated wardrobe with sliding door. There is also a well-sized bedroom two. The modern bathroom has a white suite and benefits from a bath with an overhead shower. Outside: There is an allocated parking space for one car, as well as visitor spaces for guests. This property is ideally located for commuters due to its close proximity to the Hagley Road West to Birmingham and the M5 to Birmingham and Bromsgrove. There are several shops and amenities nearby, including supermarkets. Several schools surround the property for all ages.



**Details:**

**Entrance Hall**

**Lounge/Kitchen**

11' 7" x 21' 4" (3.53m x 6.50m)

**Bedroom One**

10' 9" to wardrobe x 9' 1" (3.27m x 2.77m)

**Bedroom Two**

10' 7" x 6' 5" (3.22m x 1.95m)

**Bathroom**

6' 4" x 6' 4" (1.93m x 1.93m)



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.

## 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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://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.

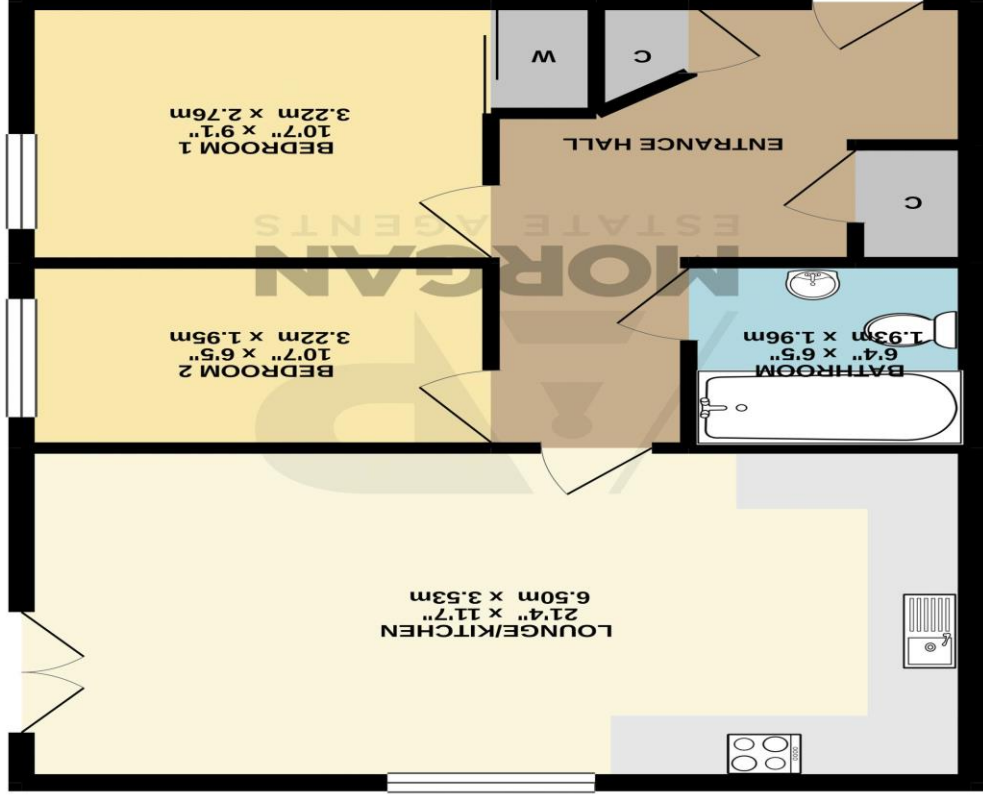
### Need a solicitor?

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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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 not necessarily to scale for any error. 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 Metropix ©2020

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.