AP MORGAN

Trippleton Avenue, Birmingham

Offers in the Region Of £175,000

Features:

- Two Bedroom Property
- Good-Sized Rear Garden
- Off-Road Parking For Multiple Vehicles
- Ground Floor WC
- Spacious Lounge
- Positioned On A Quiet Residential Cul-De-Sac
- Well Positioned For Access To Local Amenities
- EPC: C

Description:

A well presented two bedroom house with good sized garden conveniently located for access to local amenities. This property benefits from a good-sized rear garden with patio, a spacious lounge, ground floor WC and two well-proportioned bedrooms.

In brief, the property comprises of the following: A large lounge with stairs rising to the first floor, following on to a kitchen/diner to the rear of the property with access to a ground floor WC positioned beneath the stairs. Following the stairs to the first floor landing, the first floor comprises of a large master bedroom with built in storage, a good-sized second bedroom, and a family bathroom.

To the front of the property is a driveway large enough to provide off-road parking for multiple vehicles. A side gate allows direct access to the rear garden without passing through the living space. The rear garden benefits from a good-sized patio area perfect for garden furniture, whilst most of the remaining space is laid to lawn. A small, raised area at the foot of the garden accommodates a shed and mature shrubbery.

The property benefits from proximity to nearby shops and amenities, with nearby Northfield town centre providing plenty of shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

There are presently 104 years left on the lease.

Details:

Lounge
14' 7'' x 12' 6'' (4.45m x 3.82m)

Kitchen/Diner
10' 0'' x 12' 6'' (3.04m x 3.82m)

WC
4' 5'' x 3' 3'' (1.35m x 1m)

Bedroom 1
12' 7'' x 12' 7'' (3.83m x 3.83m) MAX

Bedroom 2
12' 0'' x 7' 7'' (3.65m x 2.31m)

Bathroom
8' 10'' x 4' 11'' (2.68m x 1.5m)

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 01218276827.

How can we help you?

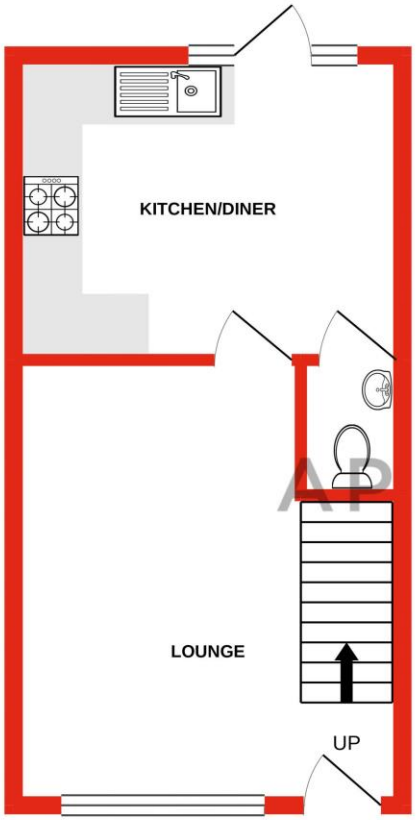
Need a mortgage?
We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01218276827, 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.

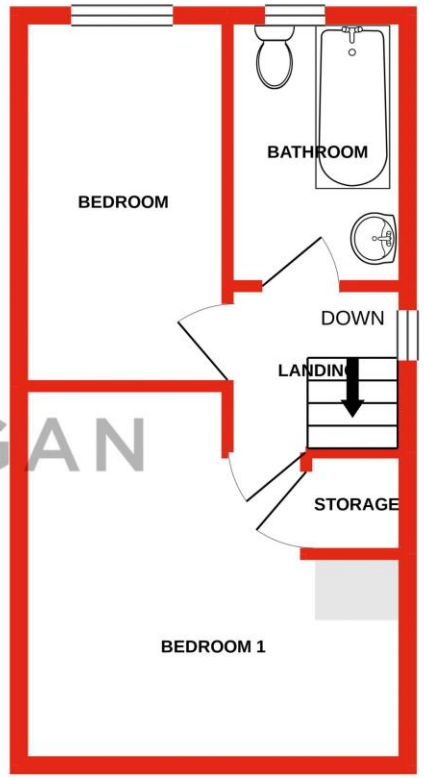
Need a solicitor?
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



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TOTAL FLOOR AREA : 616 sq.ft. (57.2 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 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.
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