

157a Long Nuke Road
Birmingham
Offers over £200,000

oulsnam

157a Long Nuke Road, Birmingham, B31 1DX

A fantastic opportunity for a first time buyer to purchase this FREEHOLD well-presented two bedroom end of terrace property! The home is well-situated for Northfield, with easy links to Selly Oak and Weoley Castle. Call now to book your viewing! EPC rating C.

LOCATION
Northfield, situated South West of Birmingham offers a number of sought after local schools including Bellfield, The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' Secondary School and King Edward VI Girls' School in West Heath. Regular road and rail public services are available with railway stations located in Northfield and Selly Oak providing access to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible. Other facilities include Northfield Library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre

SUMMARY
-A modernised and well-presented two bedroom home, perfect for first time buyers.

-The property is situated on a horseshoe-crescent road, offering excellent privacy, and with well-maintained communal areas including seating areas.

-The frontage is approached from the block-paved road onto a slate driveway, with a path to the front door, and side access to the rear garden.







-In addition to the driveway there are two allocated parking spaces to the rear of the development, behind a secure electric gate in a well-lit parking area.

-The hallway leads onto the lounge and kitchen, and features a downstairs WC beneath the stairs.

-The kitchen, overlooking the frontage, is modernised with updated wall and base units, with ample storage space and room for a dining table.

-The lounge is of a good size, with French doors leading onto the private rear garden, and stairs up to the first floor. The room is neutrally decorated and has a low-maintenance laminate flooring.

-Upstairs there are two bedrooms, each featuring built-in storage, offering useful space, and two windows offering plenty of natural light.

-The family bathroom features a modern white suite with shower over bath.

-The private garden to the rear is low maintenance, with gravel and a patio, offering a blank canvas to purchasers, and benefits from side access leading to the front of the house.

GENERAL INFORMATION
The agent has been advised that the property is freehold. Birmingham City Council tax band C. EPC rating C.

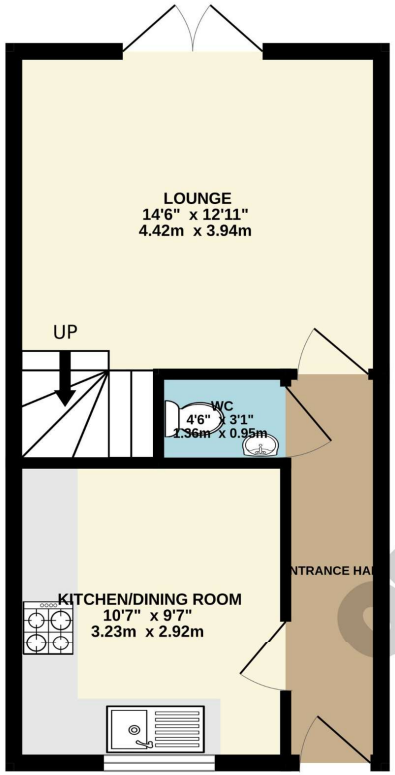
A service charge of approximately £330 is payable every 6 months which covers lighting, maintenance of the communal spaces along with the electronic fob operated gates



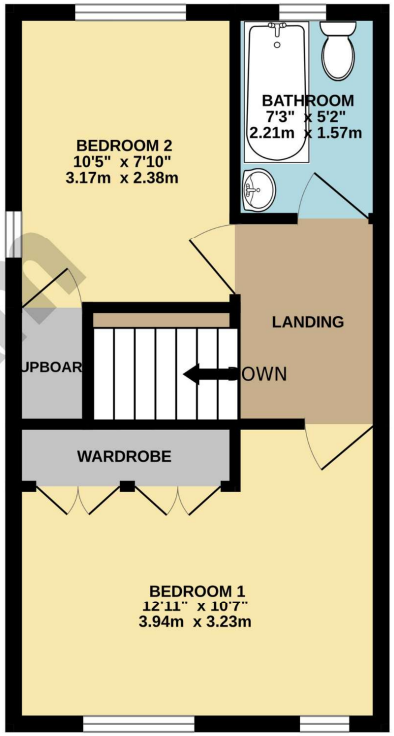


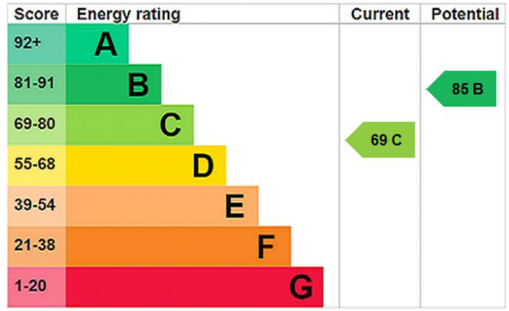


GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.





TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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