

AP MORGAN



Nightingale Grove, Rednal
Offers in excess of £230,000

Features:

- *AVAILABLE TO VIEW CALL US*
- A unique, 2 bedroom flat within a converted chapel
- Open plan kitchen to lounge/diner
- Modern fittings
- Two double bedrooms
- Ensuite shower room for master bedroom
- Shared, spacious garden
- Allocated parking space

Description:

Available with tenants in situ This contemporary apartment within a converted chapel offers two double bedrooms, a generous kitchen to lounge/diner, an allocated parking space and a positioning in the central location of Rednal, Birmingham.

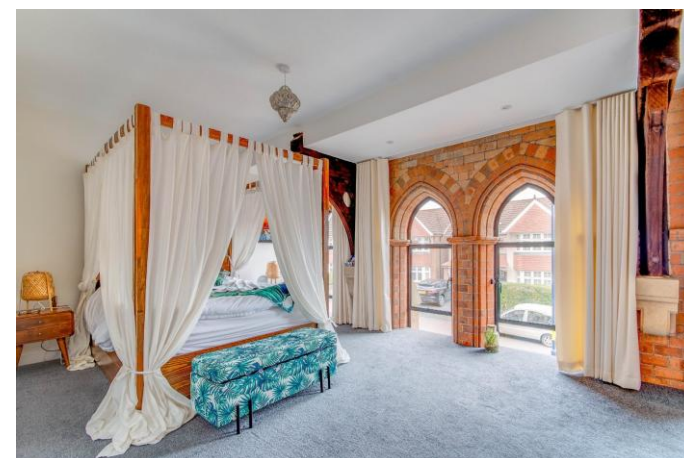
To the front of the property is an allocated drive space for parking a vehicle.

The accommodation comprises: entrance hallway with access to a ground floor WC, the fitted kitchen is well placed at the entrance to the flat, and provides a sink, breakfast bar, under-stair storage space and the following integrated appliances; an induction hob, oven, fridge, freezer and dishwasher. The kitchen is open plan to the generous lounge/diner.

The first-floor landing establishes: bedroom one is a spacious double with an ensuite shower room, and bedroom two is a further double offering a similar allowance of versatile space. The modern bathroom of the property provides a bath/shower, sink and WC.

To the rear of the property is a communal garden space laid to an initial patio, followed by a very sizable space laid to lawn with low, wire fenced boundaries. This garden is also accessed through a side gate to the front of the property.

Situated in the desirable location of Rednal, the property is well situated for access to variety of shops, pubs, a cinema and eateries in Rubery and Longbridge. This position also offers access to major road links including M5 and M42.



Details:

Entrance Hall

Kitchen/lounge/diner 15' x 23'7" (4.57m x 7.2m) Both max

WC 6'9" x 4'10" (2.06m x 1.47m) Both max

Landing

Bedroom one 11'6" x 23'7" (3.5m x 7.2m) Both max

Ensuite shower room 3'10" x 7'7" (1.17m x 2.3m) Both max

Bedroom two 18'4" x 9'8" (5.6m x 2.95m) Both max

Bathroom 6'6" x 7'7" (1.98m x 2.3m) Both max



EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. 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 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

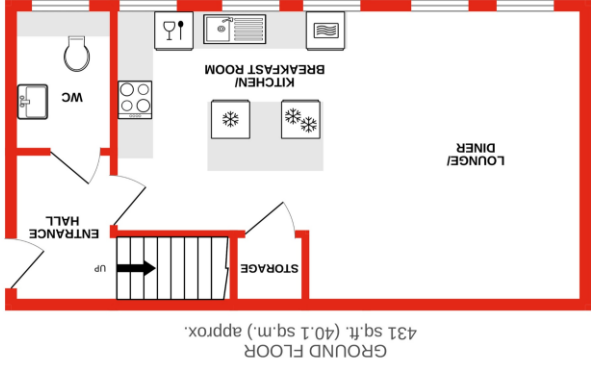
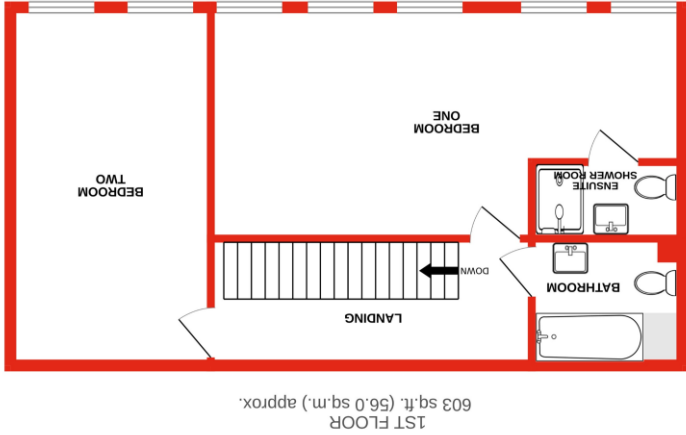
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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.
Made with Metropix ©2024

AP MORGAN

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 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.