

**AP MORGAN**



**Irwin Avenue, Rednal, Birmingham**  
Offers Over £270,000

### Features:

- Lovely Semi-Detached House
- Thoughtfully Extended
- Three Bedrooms
- Spacious Lounge/Dining room
- Modern fitted Kitchen
- Bathroom and downstairs W.C
- Very large Garage and multi-car Driveway
- Good sized Garden
- EPC- TBC

### Description:

This delightful three-bedroom property is in a sought-after residential estate, close to local amenities, transport links, green spaces, and well-regarded schools. Offered with off-road parking, a large rear garage, lovely garden, good sized bedrooms and a spacious ground floor living space.

In brief, the property comprises of a spacious lounge/dining room to the front of the property, leading to a modern, stylish kitchen to the rear with built-in appliances including fridge/freezer, double oven, electric hob, dishwasher and sink/draining board as well as access to the rear garden through double glazed French doors. A downstairs W.C and utility room have been thoughtfully built within the original side store space for added convenience. A side store can still be found with access from the front of the property. Following the stairs to the first floor which comprises of a double bedroom, one single bedroom and a family bathroom. Each bedroom has the added benefit of having built-in wardrobe space. The lovely rear garden has been well maintained and is a good size with a lawn and garden path leading up to the entrance of the very large rear garage with space for multiple vehicles.

This property is well situated for easy access to Longbridge town centre for local shops and amenities. Nearby Great Park provides additional shops, bars, restaurants, and entertainment, with a bowling alley and cinema. Rubery and Northfield town centres provide additional shops and amenities within driving distance. 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.



**Details:**

**Lounge/Diner** 23'4" x 9'4" (7.1m x 2.84m)

**Kitchen** 10'6" x 18'1" (3.2m x 5.5m)

**Bedroom One** 13'1" x 9'6" (4m x 2.9m)

**Bedroom Two** 11'9" x 9'7" (3.58m x 2.92m)

**Bedroom Three** 6'2" x 5'3" (1.88m x 1.6m)

**Bathroom** 6'9" x 5'3" (2.06m x 1.6m)

**W.C** 6' x 2'7" (1.83m x 0.79m)

**Utility room** 5'5" x 3'3" (1.65m x 1m)

**Store** 7'7" x 3'7" (2.3m x 1.1m)

**Garage** 36'2" x 17'9" (11.02m x 5.4m)

**EPC Rating:** TBC

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

**Tenure:** Freehold (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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?

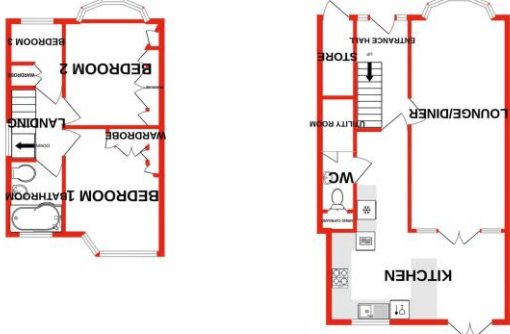
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind 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



AP MORGAN

1ST FLOOR



29 IRWIN AVENUE  
TOTAL FLOOR AREA: 861sq ft. (80.0 sq m) approx.  
When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions or inaccuracies. This plan is the designers' property and shall be used in each and every prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or longevity can be given.  
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