

AP MORGAN



Ryde Park Road, Rednal, Birmingham
Offers in excess of £200,000

Features:

- Perfect for first time buyers
- Three bedrooms
- Open plan lounge/diner
- convenient sized kitchen
- Family bathroom
- Front and rear garden
- On road parking (potential for driveway)
- EPC- D

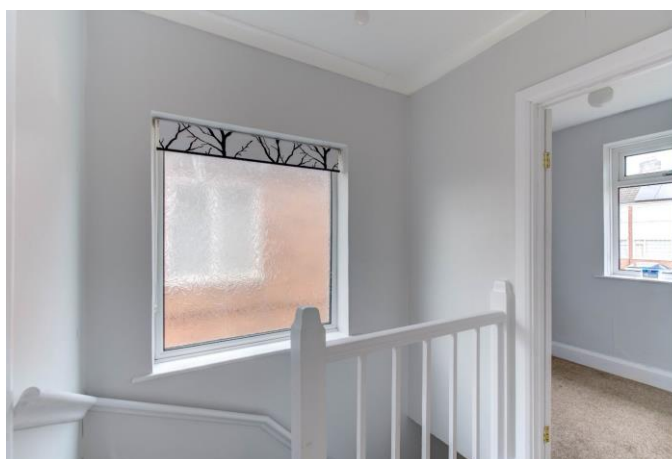
Description:

A fantastic opportunity has arisen to purchase this spacious, three bedroom semi-detached house situated in the highly sought after area of Rednal, Birmingham. Ideal for first time buyers looking for the perfect family home with local amenities including shops and highly regarded schools all within walking distance.

Upon approach to the property there is a front garden which could be converted into a two car driveway with a path leading to a side gate which takes you to the back of the house.

Moving inside, the property briefly comprises of a welcoming entrance hallway; stylish and open plan lounge/dining area with a bay window and a patio door at the rear providing access to the garden; convenient sized kitchen with free standing oven as well as space for other freestanding appliances; first floor landing; Two double bedrooms with space for large wardrobes; one single bedroom and a family bathroom with both a bath and corner shower cubicle.

The rear garden is a very good size comprising of mostly lawn with a decked area perfect for outdoor furnishings. Situated in Rednal the property is conveniently located for access to Rubery high street offering a range of convenience stores with the surrounding areas providing further shopping, supermarkets, schooling, parks and the new Longbridge development offering excellent shopping, entertainment and eateries. The property also benefits from a range of nearby transport links including ease of access to major road links including the motorway network.



Details:

Lounge/Diner 22'2" x 9'7" (6.76m x 2.92m)

Kitchen 8'10" x 5'1" (2.7m x 1.55m)

Bedroom One 12'10" x 9'6" (3.9m x 2.9m)

Bedroom Two 12'5" x 9'6" (3.78m x 2.9m)

Bedroom Three 6'6" x 5'4" (1.98m x 1.63m)

Bathroom 7'2" x 5'2" (2.18m x 1.57m)

EPC Rating: D

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 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.

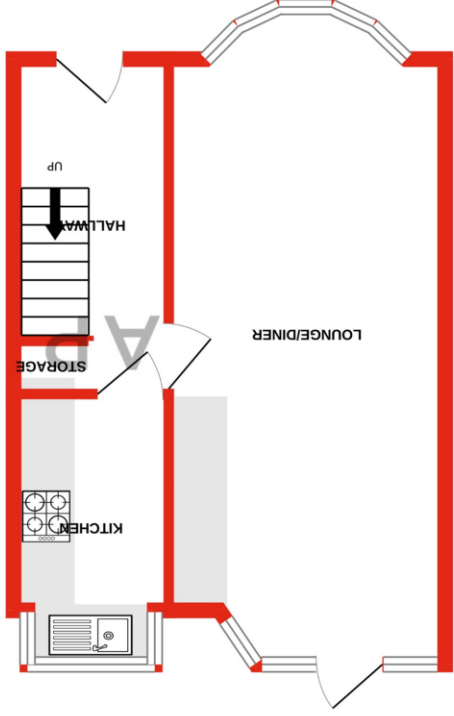
Need a solicitor?

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.

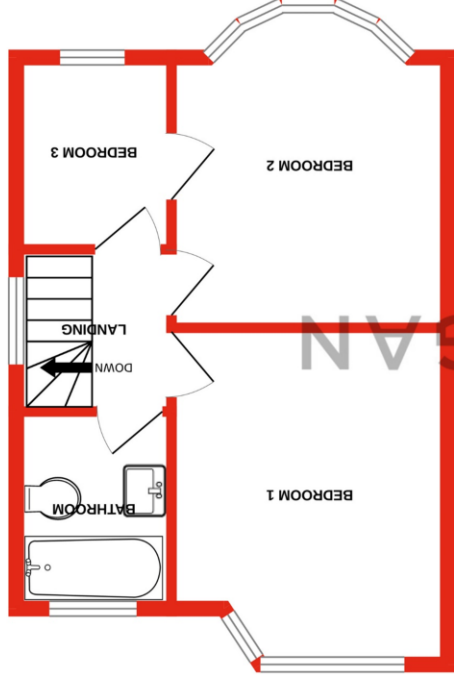
Need a removal company and storage?

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



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 ©2023

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