

AP MORGAN



Callowbrook Lane, Rednal, Birmingham
Offers in the region of £399,950

Features:

- Imposing Detached House
- Very Large Plot
- Three Bedrooms (Sitting room currently being used as a fourth bedroom)
- Two Sitting Rooms
- Good Sized Kitchen
- Bathroom and separate W.C
- Large Driveway and Two car Garage
- Large rear Garden

Description:

An imposing and uniquely charming, three bedroom detached family home that sits on a very large plot of land originally intended for two properties, being almost 0.2 acres in size! The location is excellent for commuters and families having several sought after schools to choose from and plenty of green space with the likes of Waseley and Lickey Hills being a short drive. Rubery High Street is within walking distance for all of your shopping needs and you can easily get onto the A38 and J4 of the M5. The house also has huge scope for further improvement.

This is the perfect property for someone looking for their dream home with plenty of living space and potential for further development STPP.

Comprising of a large entrance porch, welcoming reception hallway, open plan lounge/dining area, second sitting room currently being utilised as a fourth bedroom but could be converted into a dining room or office space, fitted breakfast kitchen with dining space leading into a wooden garden room. The staircase takes you to the first floor where there are three very good sized bedrooms with two large doubles and one single, family bathroom with separate WC that could easily be opened up into a larger bathroom. The property also has a newly installed combi boiler providing gas central heating.

The outside space includes a separate double garage which can be utilised as a large games room, bar, gym or children's playroom. It would also suit someone who requires a workshop space or plenty of storage or someone that runs a business from home? A beautiful large garden comprising of mostly a lawn with a raised decking area perfect for outdoor furnishings.



Details:

Lounge/Diner 19' x 10' (5.8m x 3.05m)

Sitting Room 10'2" x 11'6" (3.1m x 3.5m)

Kitchen 8'9" x 19'4" (2.67m x 5.9m)

Bedroom One 18'5" x 10'5" (5.61m x 3.18m)

Bedroom Two 11' x 10'9" (3.35m x 3.28m)

Bedroom Three 7'5" x 9'1" (2.26m x 2.77m)

Bathroom 4'6" x 7'2" (1.37m x 2.18m)

W.C 4'6" x 3'1" (1.37m x 0.94m)

EPC Rating: D

Council Tax Band: D (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

Property to sell?

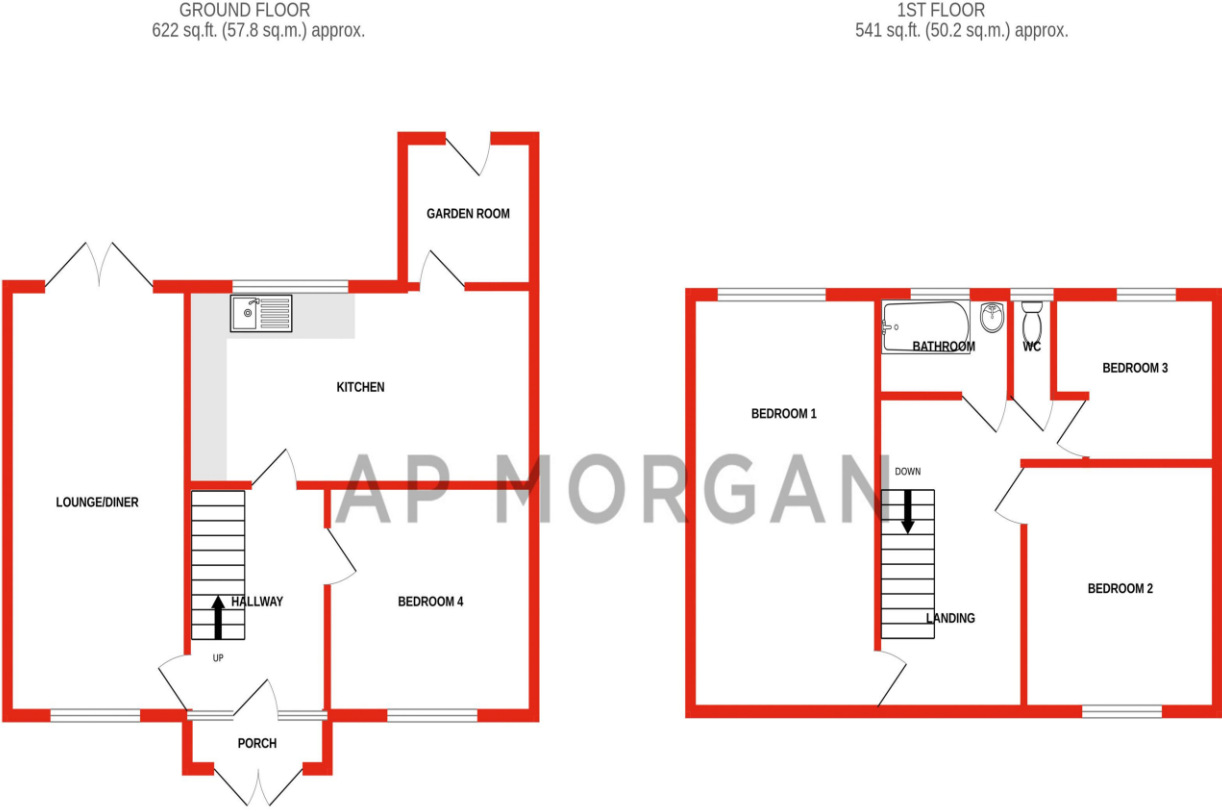
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.

TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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