

AP MORGAN



Roseleigh Road, Rednal, Birmingham

Offers in the region of £210,000

Features:

- Two double bedroom semi detached
- Spacious lounge/diner
- Garden room
- Large rear garden
- Bathroom
- Central location
- Close to Cofton Park & Lickey Hill
- EPC - D

Description:

Introducing this charming two-bedroom semi-detached residence, ideally situated in the heart of Rednal, offering convenient proximity to the thriving Longbridge shopping village and the beloved Cofton Park.

Step inside to discover a spacious lounge/dining area with a gas fireplace. This inviting space seamlessly flows into the garden room, a versatile area featuring sliding doors that connect to the rear garden's deck, allowing the outdoors to blend with the indoors. The generously proportioned kitchen provides ample countertop space and grants access to both the rear garden and the hall/storage area, which conveniently leads to the front of the property.

The upper level of the home reveals two generously sized double bedrooms, with the master bedroom boasting fitted wardrobes. Completing the upstairs is a well-appointed family bathroom with a shower over the bath.

Outside, the front of the property features a substantial shared parking area, leading to a spacious paved garden and a welcoming porch. Meanwhile, the rear of the property offers a sizeable decked area and a generously sized lawn.

Situated on a tranquil street, this property is in close proximity to Lickey Hills and Waseley Hills, with easy access to the A38 for swift transportation links to Birmingham.



Details:

Entrance Hall

Lounge/Diner 21'6" x 11'6" max (6.55m x 3.5m max)

Garden Room 6'5" x 17'10" (1.96m x 5.44m)

Kitchen 9' x 13' (2.74m x 3.96m)

Hall/Store

Landing

Master Bedroom 9'10" x 12'5" (3m x 3.78m)

Bedroom Two 11'7" x 9' (3.53m x 2.74m)

Bathroom 5'7" x 8'3" (1.7m x 2.51m)



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 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?

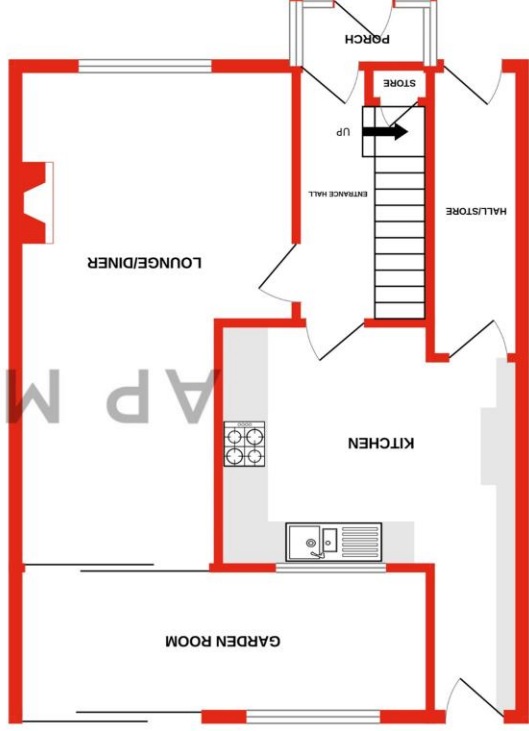
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

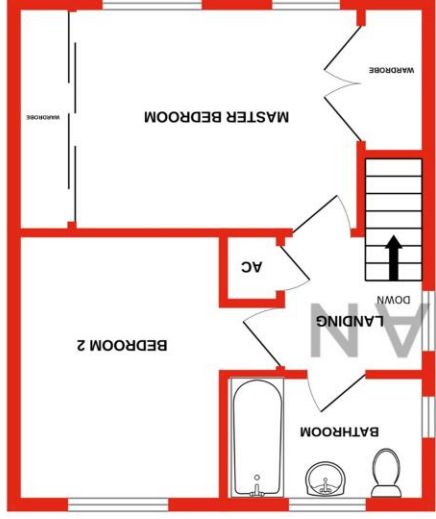
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
617 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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