

AP MORGAN



Cliff Rock Road, Rednal, Birmingham
Offers in the region of £300,000

Features:

- Beautifully presented semi-detached house
- Four bedrooms
- Two reception rooms
- Stylish fitted kitchen
- Loft conversion
- Modern family bathroom & ground floor W/C
- Generous rear garden & driveway

Description:

A beautifully presented four-bedroom semi-detached house with a loft conversion, offered with two reception rooms, a modern extended kitchen, modern bathroom, large rear garden and off road parking, situated in a popular location of Rednal, Birmingham.

The attractive property is approached via a block-paved driveway offering parking for two cars comfortably and is accessed via a recently constructed double-glazed porch leading to the front door.

Once inside, the welcoming interior briefly comprises: Entrance hall; Ground floor W/C; Lounge with feature bay window; Dining/sitting room with bay window and door to the rear garden; and a larger than average stylish fitted kitchen offering an integrated oven, gas hob, and extractor hood over.

Rising upstairs, the first-floor landing has doors off to: Double bedrooms one and two, both with feature walk-in bay windows; Well-proportioned bedroom three; and a modern family bathroom suite with a shower over the bath.

A further staircase rises to the second-floor loft conversion, which accommodates a good-sized bedroom four with eaves storage and far-reaching views to the rear aspect.

Moving outside, the property enjoys an extensive rear garden, initially laid to a paved patio seating area, a large lawn with two timber shed stores to the rear, with one benefiting from being fully clad and fitted with electrics, making it an ideal home office or garden gym.

Further benefits include: Gas-fired central heating, double glazing, fire doors fitted throughout, and hard-wired smoke detectors.

Situated in Rednal, Cliff Rock Road is well-located for access to Lickey and Waseley Hills, in addition to Rubery High Street offering a range of convenience stores and within a near distance to the Golf Course. The surrounding areas provide additional shopping, schooling, and leisure facilities, including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment, and restaurants. Rednal and Rubery provide good transport links for commuters with easy access to the motorway network.



Details:

Porch 3'3" x 6' (1m x 1.83m)

Entrance Hall

Ground Floor W/C 3'8" x 3'1" (1.12m x 0.94m)

Lounge 12'9" x 11' (3.89m x 3.35m) Max into bay

Sitting/Dining Room 13'10" x 11' (4.22m x 3.35m) Max into bay

Kitchen 11'9" x 6'3" (3.58m x 1.9m)

First Floor Landing

Bedroom One 14' x 11' (4.27m x 3.35m) Max into bay

Bedroom Two 13'5" x 10' (4.1m x 3.05m) Max into bay

Bedroom Three 8'2" x 6'10" (2.5m x 2.08m)

Bathroom 7'10" x 6'3" (2.4m x 1.9m)

Second Floor Landing

Bedroom Four 7'9" x 11'2" (2.36m x 3.4m)



EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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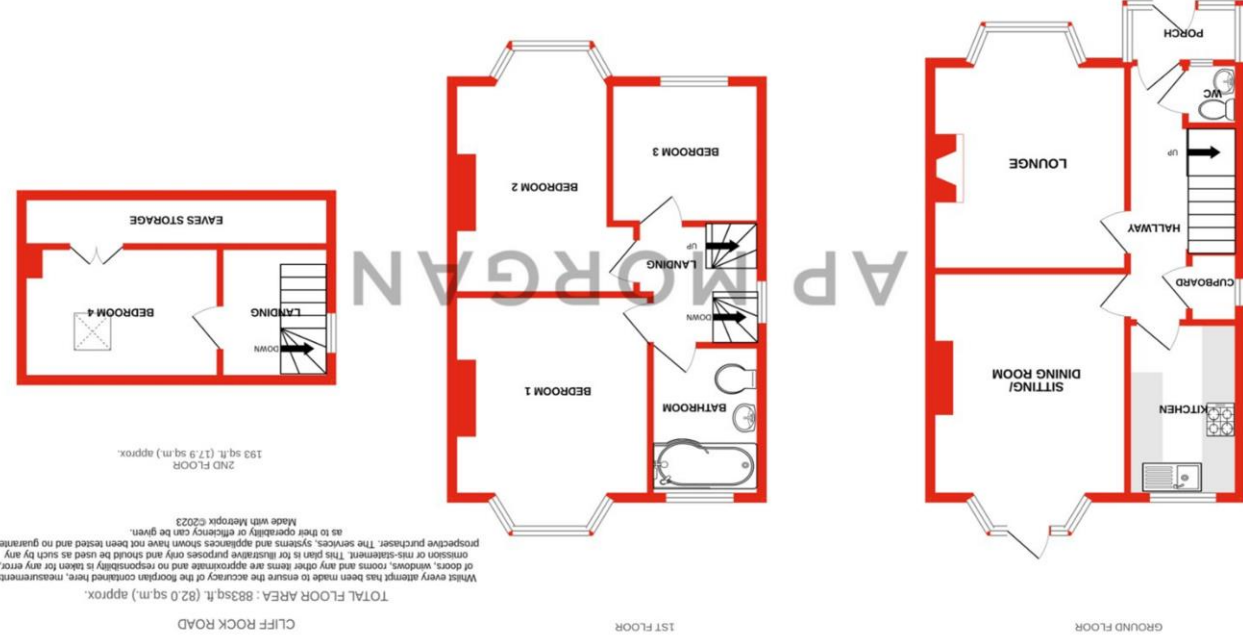
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