

**AP MORGAN**



**Rednal Mill Drive, Rednal, Birmingham**  
Offers in the region of £250,000

### Features:

- Wonderful semi detached house
- Two double bedrooms
- Stylish lounge with bay window
- Modern kitchen with conservatory at rear
- Shower room with shower cubicle
- Lovely low maintenance rear garden
- Multi car driveway and garage
- EPC- C

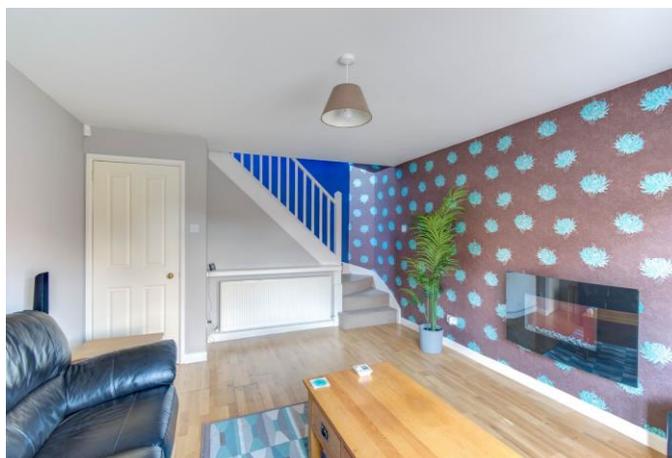
### Description:

A wonderful opportunity has arisen to purchase this stylish two bedroom semi-detached house situated in the popular area of Rednal, Birmingham. The ideal starter home for first time buyers with local amenities including shops, restaurants and highly regarded schools all within walking distance.

Located in a quiet cul-de-sac, upon approach to the property there is a large multicar driveway which also provides access to the attached single car garage with an electric garage door and additional storage space at the rear.

Moving inside, the property briefly comprises of an entrance hall with under stairs storage cupboard; stylish lounge with bay window; newly fitted kitchen with integrated appliances including fridge/freezer, oven and hob; bright conservatory currently being used as a dining area; first floor landing; two good sized double bedrooms with space for large wardrobes and a recently fitted shower room with large shower cubicle and over stairs storage cupboard.

The lovely and private rear garden has been well maintained with a decking area perfect for outdoor furnishings as well as various plants and foliage which look beautiful in full bloom. The property benefits from proximity to Longbridge train station. Nearby Longbridge town centre features a wide range of local amenities and shops. 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** 14'8" x 12'1" (4.47m x 3.68m)

**Kitchen** 12'1" x 8'5" (3.68m x 2.57m)

**Conservatory** 11'3" x 8'7" (3.43m x 2.62m)

**Bedroom One** 12'1" x 8'10" (3.68m x 2.7m)

**Bedroom Two** 12'1" x 8'5" (3.68m x 2.57m)

**Shower Room** 9' x 4'10" (2.74m x 1.47m)

**Garage** 24'1" x 9' (7.34m x 2.74m)

**EPC Rating:** C

**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](http://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.

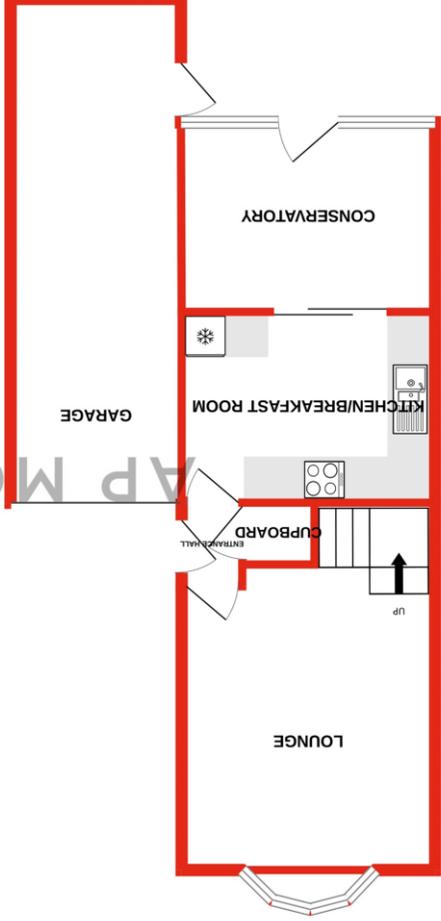
### Need a solicitor?

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.

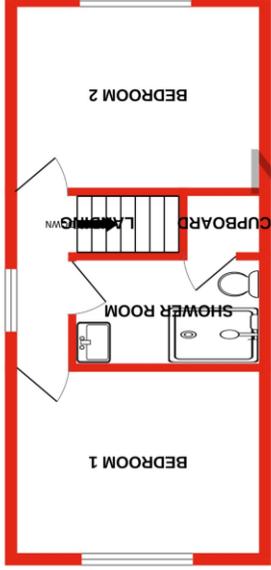
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR



1ST FLOOR



While 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. 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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