

**AP MORGAN**



**Peakman Close, Rednal, Birmingham**  
Asking Price £175,000



### Features:

- Deceptively spacious mid-terraced house
- In need of modernisation throughout
- Two double bedrooms
- Spacious lounge
- Good sized kitchen/diner with conservatory at rear
- Shower room
- Low maintenance garden
- Single car driveway
- EPC- E

### Description:

A great opportunity has arisen to purchase this deceptively spacious, two bedroom mid-terraced house situated in the popular area of Rednal, Birmingham. In need of modernisation throughout, this property is Ideal for first time buyers looking for the perfect starter home with plenty of potential to make it their own and with local amenities including shops, schools and local nature areas all located nearby.

Located in a quiet cul-de-sac, upon approach to the property there is a driveway with space for one vehicle.

Moving inside, the property briefly comprises of an entrance porch with sliding door and little cupboard space; good sized lounge with fireplace and bay window; kitchen/diner with space for freestanding appliances; conservatory with double doors leading into the garden; first floor landing; two double bedrooms with integrated wardrobes and finally a shower room with corner shower cubicle.

The rear garden needs some maintenance but has plenty of potential with a patio perfect for outdoor furnishings as well as a gravel lawn and various plants and foliage planted around the borders.

This property is well situated for easy access to Rubery Village for local shops and amenities. Nearby Great Park provides additional shops, bars, restaurants, and entertainment, with a bowling alley and cinema. Longbridge and Northfield town centres provide additional shops and amenities within driving distance. 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:**

**Living Room** 14'1" x 11'1" (4.3m x 3.38m)

**Kitchen/Diner** 11'1" x 8'1" (3.38m x 2.46m)

**Conservatory** 10' x 7'1" (3.05m x 2.16m)

**Bedroom One** 11'1" x 8'1" (3.38m x 2.46m)

**Bedroom Two** 11'1" x 7'1" (3.38m x 2.16m)

**Shower Room** 6'1" x 5'1" (1.85m x 1.55m)

**EPC Rating:** E

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

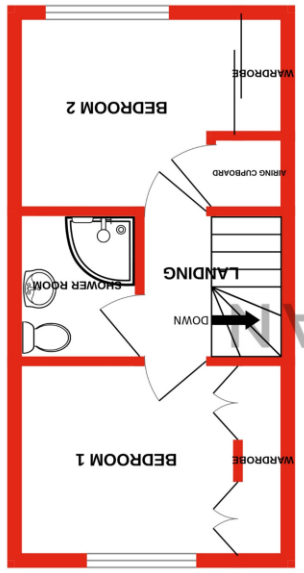
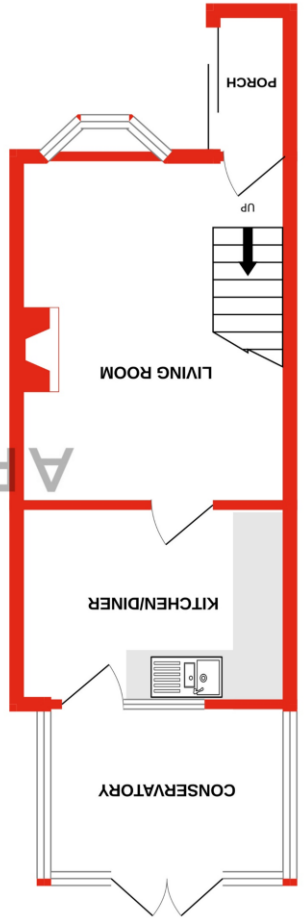
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



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