

AP MORGAN



Redditch Road, Kings Norton, Birmingham
Offers in the region of £250,000

Features:

- Generously extended end terraced house
- Two double bedrooms
- Charming features throughout
- Lounge with log burner
- Formal dining room with original fireplace
- Stylish fitted kitchen/breakfast room
- Family shower room
- Private rear garden
- Driveway and garage accessed via private service road

Description:

Set behind a gated driveway is this generously extended, two double bedroom, period style property boasting a wealth of characterful features throughout and the addition of a detached garage situated to the rear accessed via a private gated service road.

The welcoming interior of the property features an entrance hallway, a lounge with a feature log burner and bay window to the front aspect, a spacious dining room with an original decorative open fireplace, and a stylish fitted kitchen equipped with a range of wall and base units, a breakfast bar, a central island with a Belfast-style sink, integrated dishwasher, built-in fridge/freezer, an additional freezer, and a built-in oven with a gas hob.

Upstairs, the first-floor landing leads to a double bedroom with a walk-in wardrobe, another double bedroom, and a stylish shower room with a decorative washbasin.

The rear of the property opens up to a private aspect garden, including a timber decking seating area, a gravelled space with a shed storing power, an artificial lawn, a large summer house with fitted power and lighting, and, extending further behind the summerhouse, a log store area and a detached garage also fitted with power sockets and lighting.

Additional benefits of the property include gas-fired central heating, double glazing, a house alarm and CCTV system, and a fully boarded and carpeted loft space with a Velux window accessed via a fitted ladder from the landing.

Ideally situated for Kings Norton Train Station, Longbridge Train Station, Birmingham City Centre, West Heath Hospital, local schools, and Longbridge Retail Park.



Details:

Entrance Hallway

Lounge 13'3" (4.04) max into bay x 11'7" (3.53)

Dining Room 10'6" x 14'10" (3.2m x 4.52m)

Kitchen/Breakfast Room 11' x 13'10" (3.35m x 4.22m)

Detached Garage 17'11" x 11'7" (5.46m x 3.53m)

First Floor Landing

Bedroom One 10'4" (3.15) x 11'8" (3.56) Both max

Bedroom Two 11'3" x 8'8" (3.43m x 2.64m)

Shower Room 8'2" x 5'9" (2.5m x 1.75m)



EPC Rating: To be confirmed

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](tel:01218276827).



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?

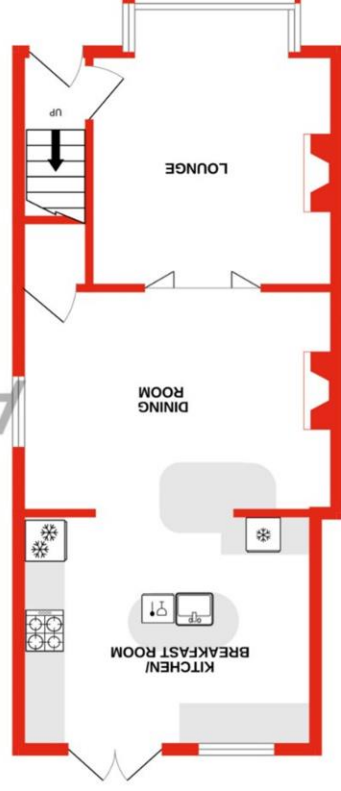
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

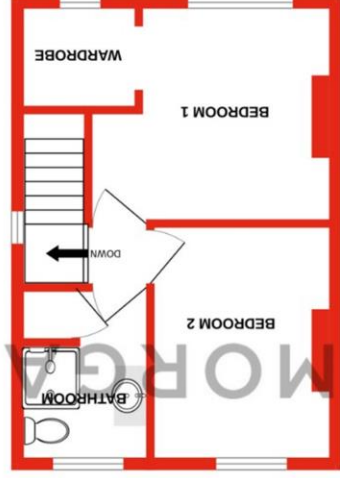
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
480 sq. ft. (44.6 sq. m.) approx.



1ST FLOOR
313 sq. ft. (29.0 sq. m.) approx.



DETACHED GARAGE
214 sq. ft. (19.9 sq. m.) approx.

TOTAL FLOOR AREA : 1007 sq. ft. (93.5 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.
Made with Metropix ©2023

AP MORGAN

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.