

AP MORGAN



Rednal Road, Birmingham, West
Asking Price £230,000

Features:

- Semi-detached home
- Two double bedrooms
- Sizeable kitchen/dining room
- Separate utility and guest WC
- Lounge with view to West Heath Park
- Recently fitted bathroom
- Rear garden and detached garage
- EPC Rating: E

Description:

A well presented and deceptively spacious semi-detached home, boasting a sizeable living space and two good-sized bedrooms, well positioned in the popular location of West Heath with an outlook to West Heath Park.

The ground floor accommodation comprises: Enclosed porch, entrance hall with stairs rising to the first-floor landing, generous lounge with view towards West Heath Park, open plan fitted kitchen/diner with an integrated oven, hob and sink, along with space for freestanding appliances, utility room with space for freestanding appliances, and the guest WC/cloakroom.

The first-floor landing establishes: Bedroom one with wardrobe space, double bedroom two with wardrobe space and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a sizeable garden with a paved side path, and a well-maintained lawn with fenced boundaries, the garden further benefits from a detached garage with service road access to the rear.

The property benefits from proximity to nearby West Heath Park, shops and amenities, with nearby Kings Norton Green, Cotteridge, and Northfield town providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Kings Norton train station is just over one mile away and provides free parking for rail passengers. Several well-regarded primary and secondary schools are also located nearby.



Details:

Entrance Porch and Hallway

Lounge 13'6" x 11'6" (4.11m x 3.5m)

Kitchen/Diner 17'1" x 14'8" (5.2m x 4.47m)

Utility Room 7'8" x 3'6" (2.34m x 1.07m)

Guest WC 5'5" x 2'6" (1.65m x 0.76m)

Bedroom One 11' x 14'9" (3.35m x 4.5m)

Bedroom Two 10'6" x 8'7" (3.2m x 2.62m)

Bathroom 7'5" x 5'7" (2.26m x 1.7m)



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

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.

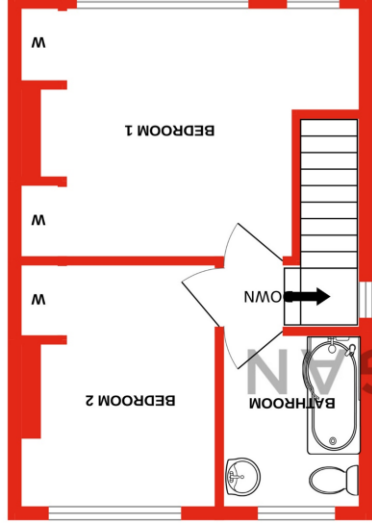
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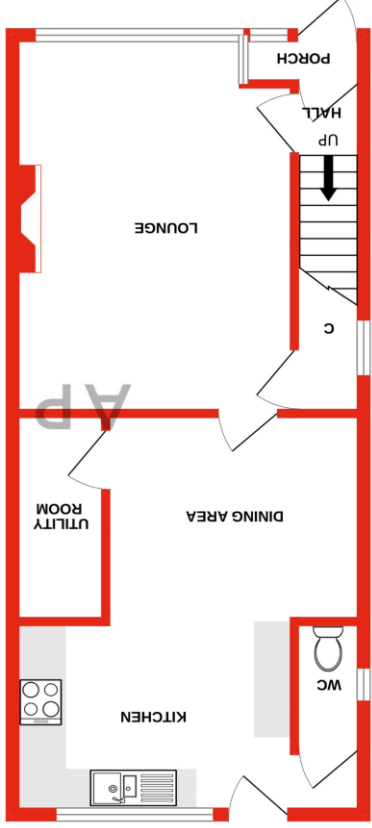
Need a removal company and storage?

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.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and plot/overall areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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