

AP MORGAN



Leach Green Lane, Rednal, Birmingham
Offers in the region of £210,000

Features:

- Well presented semi-detached house
- Two double bedrooms
- Spacious lounge/dining room
- Extended and newly fitted kitchen
- Stylish bathroom
- Front and rear gardens
- On street parking
- EPC- D

Description:

This well presented and thoughtfully extended two bedroom semi detached house is situated in the highly sought after area of Rednal, Birmingham. The ideal home for first time buyers which is ready to move into and local amenities including shops, schools and parks conveniently located nearby.

Located on a sought-after road, upon approach to the property there is a good-sized front garden accessed via a small gate with a pathway leading towards the entrance porch. There is currently only on street parking in front of the property however there is a gated, shared access road running along the rear of the house with potential for a garage to be built at the back of the rear garden, opening the opportunity for off road parking.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with the porch having its original stained glass windows; spacious and open plan lounge/dining room; newly fitted kitchen which has been extended for added work space and includes an integrated hob and oven as well as an understairs storage cupboard; first floor landing; two good sized double bedrooms with the master bedroom benefiting from a built-in cupboard and finally a stylish bathroom with p-shaped bath and shower cubicle.

The large rear garden comprises of a small patio area with steps leading down to a good-sized lawn bordered by tall fences on all sides for added privacy and security. As mentioned previously there is potential for a garage to be built at the rear with the original paving slabs from the previous garage remaining. There is also a convenient lean to running along the side of the house for ease of access from the front of the property.



Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. Lickey Hills Country Park and Cofton Park are both within walking distance perfect for dog walkers and those keen on local nature reserves. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways as well as both Northfield and Barnt Green train stations only a short drive away. Several well-regarded primary and secondary schools are also located nearby.

Details:

Lounge/Dining room 18'11" x 9'11" (5.77m x 3.02m)

Kitchen 13'11" x 6'5" (4.24m x 1.96m)

Bedroom One 12'9" x 9'2" (3.89m x 2.8m)

Bedroom Two 9'8" x 8'4" (2.95m x 2.54m)

Bathroom 6'10" x 5'10" (2.08m x 1.78m)

Hallway

Landing

EPC Rating: D

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

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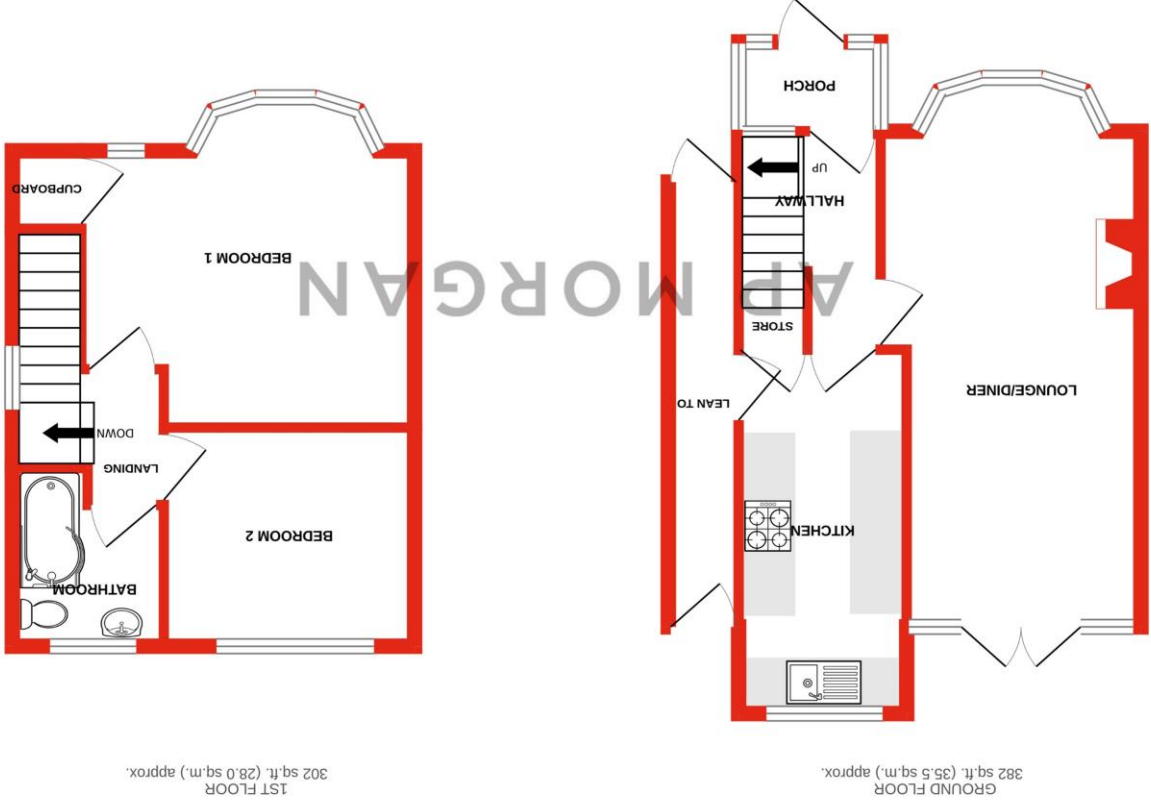
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TOTAL FLOOR AREA: 63.5 sq.m. (approx.)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.
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