

**AP MORGAN**



**Edgewood Road, Rednal, Birmingham**  
Offers Over £220,000

**Features:**

- Refurbished terraced house
- Three good sized bedrooms
- Stylish lounge
- Modern kitchen/diner
- Newly fitted bathroom
- Lovely rear garden
- Multi-car driveway
- EPC- D

**Description:**

This stylish and fully refurbished, three-bedroom terraced house is ideally situated in the popular area of Rednal, Birmingham. The perfect family home with a modern décor and local amenities including shops, restaurants and highly regarded schools conveniently located nearby.

Upon approach to the property there is a large multi-car driveway as well as a shared side entrance for easy access to the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance hallway with large understairs cloakroom; stylish lounge with enclosed log burner; modern kitchen/diner with integrated hob and oven; large first floor landing with airing cupboard; two double bedrooms both benefiting from built-in wardrobes; good sized single bedroom and a newly fitted family bathroom with bath and overhead shower.

The lovely rear garden has recently been installed with a large patio area perfect for outdoor furnishings as well as a raised lawn with a hedgerow running along one of the borders and large fencing running along the other providing additional privacy and security.

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:**

**Lounge** 14'4" x 11'9" (4.37m x 3.58m)

**Kitchen/Diner** 20'8" x 9'4" (6.3m x 2.84m)

**Bedroom One** 14'2" x 11'8" (4.32m x 3.56m)

**Bedroom Two** 14'2" x 7'9" (4.32m x 2.36m)

**Bedroom Three** 8'5" x 7'11" (2.57m x 2.41m)

**Bathroom** 7'11" x 4'8" (2.41m x 1.42m)

**Cloakroom**

**Hallway**

**Landing**

**EPC Rating:** D

**Council Tax Band:** A (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?

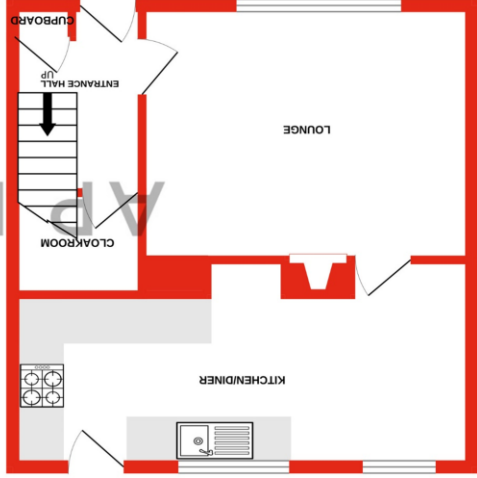
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

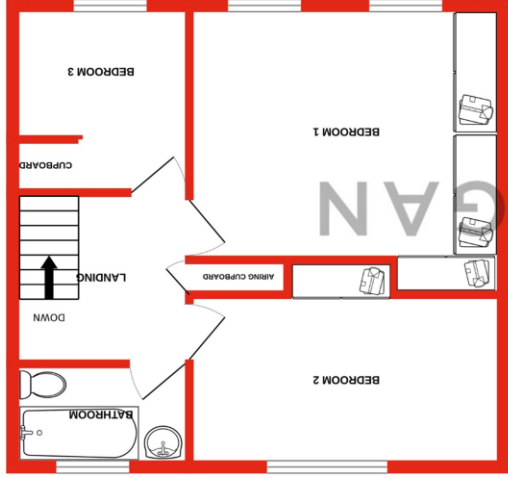
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.  
While 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.  
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