

AP MORGAN



Irwin Avenue, Rednal, Birmingham
Offers Over £240,000

Features:

- Spacious semi-detached house
- Three bedrooms
- Open plan lounge/dining room
- Extended kitchen/breakfast bar with separate utility
- Bathroom and downstairs W.C
- Large rear garden
- Multi car driveway and garage at rear
- EPC- D

Description:

This spacious and thoughtfully extended, three-bedroom semi-detached house situated in the popular area of Rednal, Birmingham. Ideal for first time buyers or those looking for an ideal family home with plenty of potential to make it your own and amenities including shops, schools and public transport links conveniently located nearby.

Approaching the property there is a generous block paved driveway providing ample parking for two vehicles and leading to both the front porch and side door.

Moving inside, the property briefly comprises of a welcoming entrance porch and through hallway with stairs rising to the first floor and access to both the lounge/dining room and the kitchen. The lounge/dining room has a double-glazed bay window to the front with a feature fire and mirrored wall. There is a sliding patio door to the rear which gives access to the garden. The extended kitchen has a breakfast bar and integrated appliances including a double oven, gas hob and dishwasher (not tested). There is also a useful under stairs pantry cupboard. From the kitchen, a door leads through to the large utility room with downstairs W.C and ample space for freestanding appliances and storage. There is also access to both the front and rear gardens.

The first-floor landing has a double-glazed window to the side aspect and gives access to the loft (not inspected), two double bedrooms boasting fitted wardrobes and one single bedroom. The family bathroom is fitted with a suite to include bath with overhead electric shower (not tested), pedestal wash hand basin and low-level W.C.

The landscaped rear garden is a very good size and is fairly low maintenance with a large patio area perfect for outdoor furnishings. There is double gated access to the rear with a shed and a garage which can be accessed via a private service road.



Situated on this popular residential street just off the A38, the property benefits from numerous local amenities. It is within easy reach of Rubery Great Park which includes a Morrisons Superstore, cinema and bowling alley, and is only a short distance away from popular schools, major road links, and the train station. Further afield is the Longbridge Retail Park and Lickey Hills Country Park and Golf Course.

Details:

Hallway

Porch

Lounge/Dining Room 21'9" x 9'4" (6.63m x 2.84m)

Kitchen/Breakfast bar 16'11" x 7'3" (max) (5.16m x 2.2m (max))

Utility Room 22'3" x 7'2" (6.78m x 2.18m)

W.C 5'7" x 2'10" (1.7m x 0.86m)

Landing

Bedroom One 12'9" x 9'4" (3.89m x 2.84m)

Bedroom Two 11'8" x 9'4" (3.56m x 2.84m)

Bedroom Three 6'2" x 5'3" (1.88m x 1.6m)

Bathroom 7' x 5'3" (2.13m x 1.6m)

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

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.

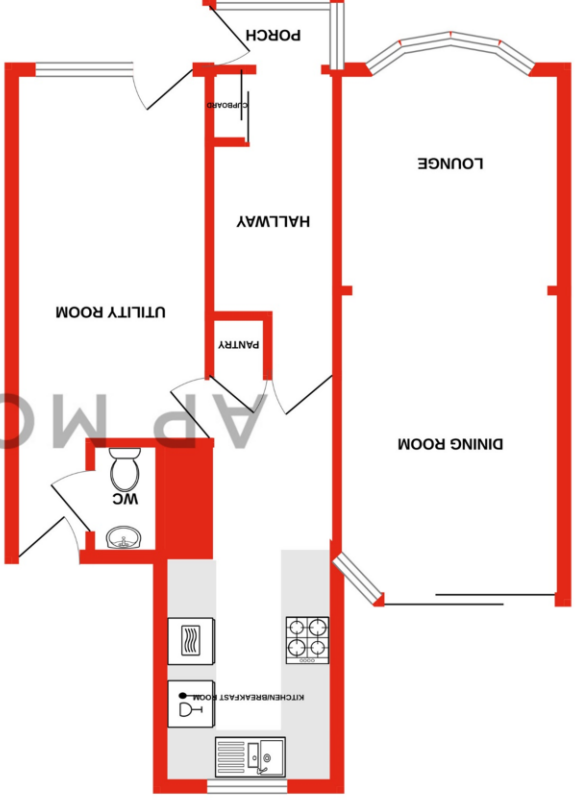
Need a solicitor?

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.

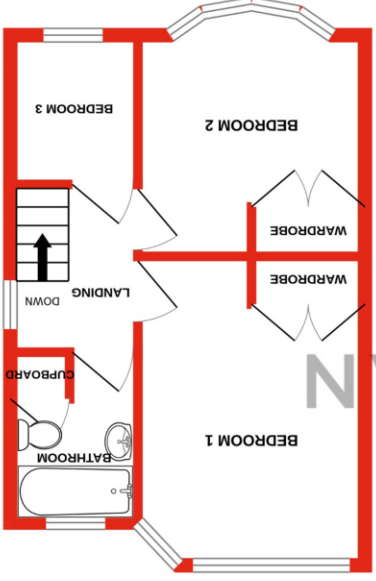
Need a removal company and storage?

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: 547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR: 312 sq.ft. (28.9 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 ©2024

TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

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.