



**AP MORGAN**

**Lickey Road, Rednal, Birmingham**  
Offers in the region of £325,000

**Features:**

- Three bedroom semi detached
- Beautifully presented
- Kitchen/ Diner
- Popular location
- Off road parking for multiple vehicles
- Rear garden
- Council Tax Band - C

**Description:**

Introducing this beautifully presented three bedroom semi detached home bordering the Lickey Hills.

Inside the layout comprises of a porch, spacious entrance hall with under stairs storage, lounge with feature bay window and log burning stove. There's a kitchen/ diner with French doors that open out to the rear garden. Upstairs are three bedrooms, two of which are large doubles with integrated wardrobes. Completing the upstairs is a family bathroom with shower over bath.

Outside to the front of the property is a block paved driveway with parking for multiple vehicles, with gated access to the rear, of which is a patio and lawn as well as a decked area at the back.

Situated on the border of the popular Lickey Hills Country Park for scenic walks, just 2 miles from Longbridge Shopping Village and train station for great transport links into Birmingham City centre and Worcester. There is also a whole host of schooling options in and around the surrounding area.



**Details:**

**Porch**

**Entrance Hall**

**Lounge 13'3" x 12'4" (4.04m x 3.76m)**

**Dining Area 10'6" x 12'3" (3.2m x 3.73m)**

**Kitchen 10'5" x 8'9" (3.18m x 2.67m)**

**First Floor Landing**

**Master Bedroom 13'4" x 12'4" (4.06m x 3.76m)**

**Bedroom Two 10'6" x 12'5" (3.2m x 3.78m)**

**Bedroom Three 7'5" x 8'11" (2.26m x 2.72m)**

**Bathroom 7'8" x 5'10" (2.34m x 1.78m)**



**EPC Rating: D**

**Council Tax Band: C** (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?

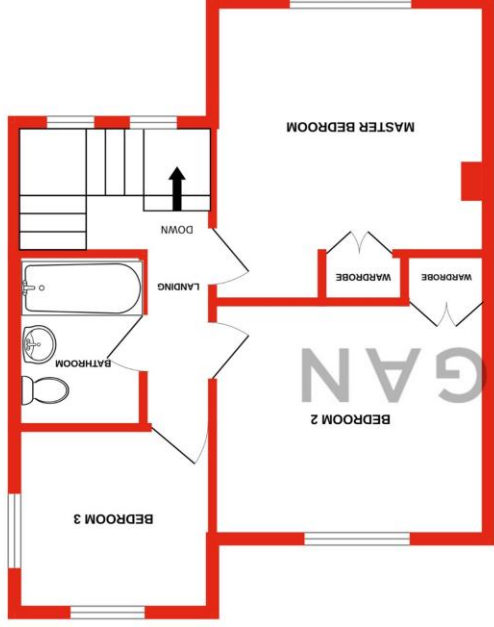
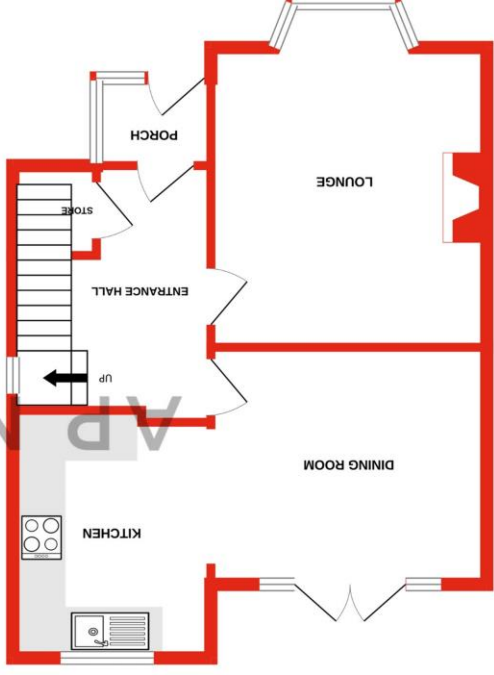
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions 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 a guide. 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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