

**AP MORGAN**



**Ryde Park Road, Rednal, Birmingham**  
Offers Over £240,000

**Features:**

- Well-presented semi-detached house
- Ideal first home
- Three bedrooms
- Open plan living space
- Family bathroom
- Large West facing garden
- Multi-car driveway
- EPC- D

**Description:**

This stylish and well presented three bedroom semi detached house is located in the highly sought after area of Rednal, Birmingham. The ideal home for first time buyers with an open plan living space and local amenities including shops, schools and parks conveniently located nearby.

Situated on a sought-after road, upon approach to the property there is a large multi-car driveway. Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with understairs storage; open plan living space including a spacious lounge, dining room and modern designed kitchen with integrated hob and oven; small utility room with patio doors leading into the rear garden; first floor landing; two double bedrooms with the master bedroom benefiting from built in wardrobes; convenient sized single bedroom and a stylish family bathroom with bath and overhead shower. The large rear garden comprises of a patio area perfect for outdoor furnishings with steps at the rear leading up to the very good sized lawn with plenty of space for a larger shed. There is also additional parking at the rear of the property which can be accessed from both Irwin Avenue and Dowar Road. The property benefits from proximity to local shops and amenities. Nearby Longbridge town centre provides additional shopping opportunities, and Rubery Great Park provides multiple entertainment options nearby too. 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** 12'6" x 10'1" (3.8m x 3.07m)

**Kitchen/Dining Room** 15'3" x 13'8" (4.65m x 4.17m)

**Bedroom One** 13'7" x 10'4" (4.14m x 3.15m)

**Bedroom Two** 13'1" x 10' (4m x 3.05m)

**Bedroom Three** 6'8" x 5'5" (2.03m x 1.65m)

**Bathroom** 7'3" x 5'2" (2.2m x 1.57m)

**Utility Room** 8'4" x 4' (2.54m x 1.22m)

**Porch**

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

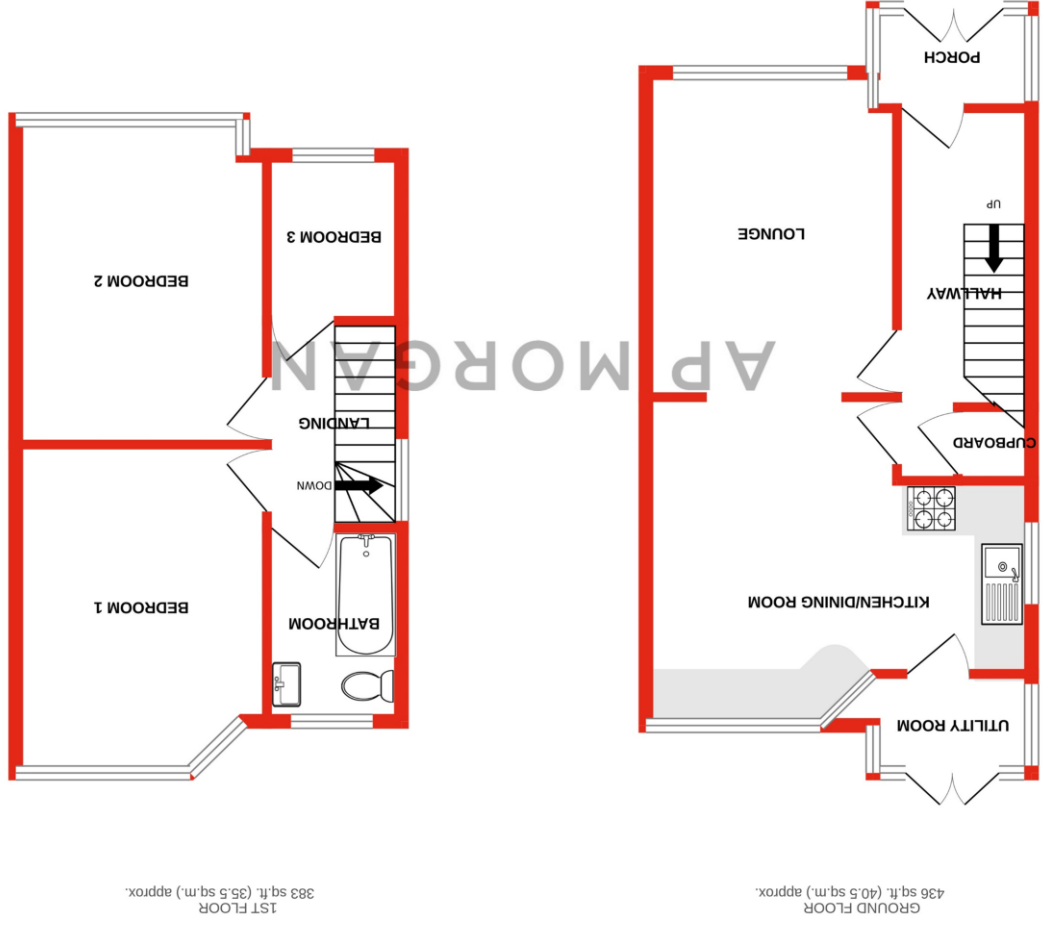
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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