

AP MORGAN



Ormscliffe Road, Rednal, Birmingham
Asking Price £210,000

Features:

- Well-presented semi-detached house
- Two double bedrooms
- Open plan lounge/diner
- Convenient sized kitchen with separate utility
- Stylish bathroom
- Good sized rear garden
- Multi car driveway
- EPC- C

Description:

This stylish and well-presented two-bedroom semi-detached house is situated in the popular area of Rednal, Birmingham. Ideal for first time buyers looking for a home that is ready to move into and with local amenities including shops, schools and parks all located nearby.

Upon approach to the property there is a large multi-car driveway with a large hedgerow running along the neighbouring border.

Moving inside, the property briefly comprises of an entrance hallway with understairs storage cupboard; spacious and open plan lounge/dining area with door at the rear leading into the garden; convenient sized kitchen with space for freestanding appliances as well as a side entry leading into a good-sized utility room; first floor landing with airing cupboard; two double bedrooms with the master bedroom benefiting from a built-in wardrobe and finally a stylish bathroom with bath and overhead shower.

The lovely rear garden is a good size and has been well maintained comprising of mostly lawn with a raised patio area perfect for outdoor furnishings. There is also a flower bed running along the neighbouring border for those who are keen on gardening.

The property benefits from proximity to nearby shops and amenities. Longbridge train station is accessible a short walk away and provides direct trains into Birmingham City Centre. 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/Diner 21'6" x 11'5" (6.55m x 3.48m)

Kitchen 8'11" x 8'5" (2.72m x 2.57m)

Bedroom One 14'9" x 9'10" (4.5m x 3m)

Bedroom Two 11'6" x 8'11" (3.5m x 2.72m)

Bathroom 8'6" x 5'8" (2.6m x 1.73m)

Utility Room 15'3" x 4'6" (4.65m x 1.37m)

Hallway

Landing

EPC Rating: C

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.

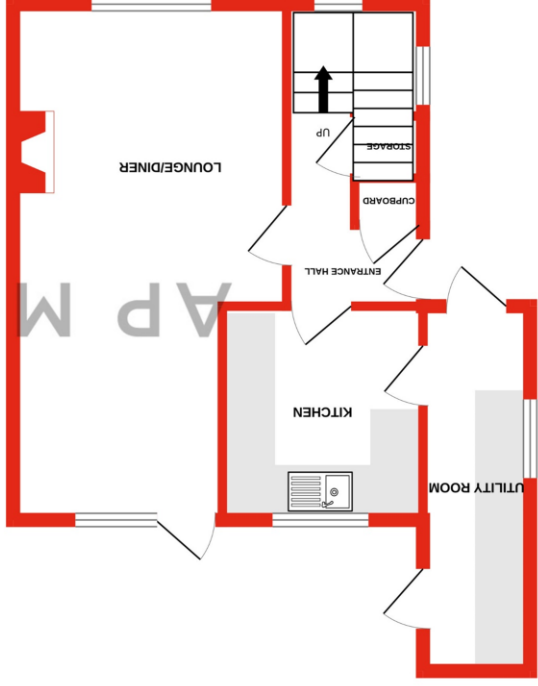
Need a solicitor?

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.

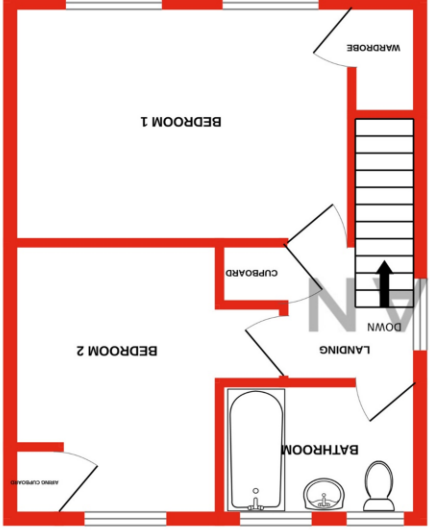
Need a removal company and storage?

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 (40.1 sq.m.) approx.



1ST FLOOR (34.2 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the layout 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 quality or efficiency can be given.
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TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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