



AP MORGAN

Newman Way, Rednal, Birmingham
Offers in the region of £110,000

Features:

- One double bedroom
- Spacious lounge
- Kitchen
- Bathroom
- Front grass laid lawn
- Off-street parking.

Description:

LEASE EXTENDED UPON COMPLETION

This well-presented, one-bedroom, first-floor maisonette presents a spacious lounge, a kitchen, a bathroom, off-street parking, and plenty of storage.

A lease of 57 years remains, with an application in place for a lease extension to 99 years. Ground rent £90 p.a. There is no annual service charge.

Approaching the property, there is a grass-laid front garden with a path leading to the front door with steps. There is off-street parking in front and to the side of the property.

Entering the property to a hall, suitable for removing outdoor footwear and coats, leading immediately to the first floor.

The first floor presents a spacious lounge with space for multiple suites, presenting views to the rear of the property and an electric fireplace. The kitchen is accessed from the living room and provides the following integral appliances, an integral fridge/freezer and a sink. With space for freestanding appliances such as an electric oven/hob. The bathroom presents a wash basin, WC, and bath/shower. Bedroom one is a large double that has space for freestanding appliances and allows access to an integral storage cupboard.

Situated in Rednal, approximately 2 miles from Longbridge town centre, this property is close to local schools and amenities such as supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.



Details:

Hall

Living Room *16' x 9'7" (4.88m x 2.92m)* Both Max

Kitchen *9'10" x 5'2" (3m x 1.57m)*

Bathroom *5'10" x 5'6" (1.78m x 1.68m)*

Bedroom One *10'6" x 11'10" (3.2m x 3.6m)*

EPC Rating: To be confirmed

Council Tax Band: (tbc by solicitors).

Tenure: Leasehold (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.

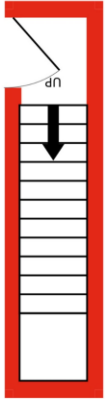
Need a solicitor?

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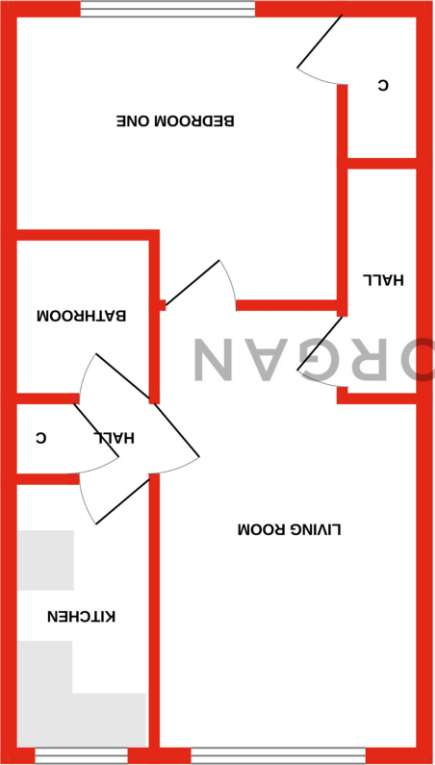
Need a removal company and storage?

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



FIRST FLOOR



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 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 quantity or efficiency can be given.
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