

AP MORGAN



Shepley Road, Rednal, Birmingham
Offers Over £230,000

Features:

- Well-presented semi-detached house
- Three bedrooms
- Stylish lounge
- Modern kitchen/diner with separate utility
- Family shower room
- Front and rear gardens
- On road parking
- EPC- TBC

Description:

This spacious and well-presented, three-bedroom semi-detached house is situated in the sought after area of Rednal, Birmingham. Ideal for first time buyers looking for the perfect family home which is ready to move in to and amenities including shops, schools and parks all located nearby.

Situated down a quiet side road, upon approach to the property there is a large gravel front garden with pathway leading down to the entrance porch.

Moving inside, the property briefly comprises of a welcoming entrance hallway with storage cupboard; stylish lounge; modern and open plan kitchen/diner with breakfast bar, fitted oven/hob and patio door at the rear for access into the garden; utility room with space for freestanding appliances; garden room currently being used as a bar; two double bedrooms with the front bedroom benefiting from a built-in wardrobe; single box room with fitted cupboards; finally a contemporary designed family shower room with walk-in corner shower cubicle.

The rear garden is a very good size comprising of mostly lawn with a raised decking area ideal for outdoor furnishings. There is also space at the rear for a large shed as well as large fence panels running along all borders providing additional privacy and security.

Situated in Rednal, Shepley Road is well-located for access to Lickey and Waseley Hills, in addition to Rubery High Street offering a range of convenience stores and within a near distance to the Golf Course. The surrounding areas provide additional shopping, schooling, and leisure facilities, including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment, and restaurants. Rednal and Rubery provide good transport links for commuters with easy access to the motorway network.



Details:

Lounge 13'6" x 11'6" (4.11m x 3.5m)

Kitchen/Diner 17'8" x 7'6" (5.38m x 2.29m)

Utility Room 16'5" x 4'5" (5m x 1.35m)

Garden Room 12'5" x 10'3" (3.78m x 3.12m)

Bedroom One 11'7" x 8'11" (3.53m x 2.72m)

Bedroom Two 11'2" x 9'9" (3.4m x 2.97m)

Bedroom Three 6'6" x 6'2" (1.98m x 1.88m)

Bathroom 8'4" x 5'7" (2.54m x 1.7m)

Hallway

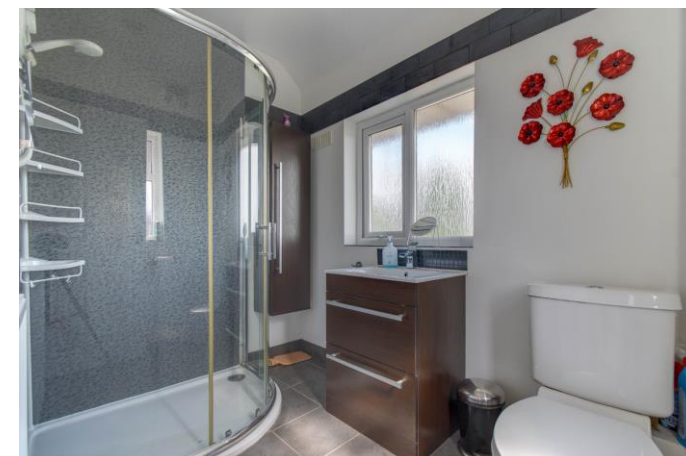
Landing

EPC Rating: To be confirmed

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?

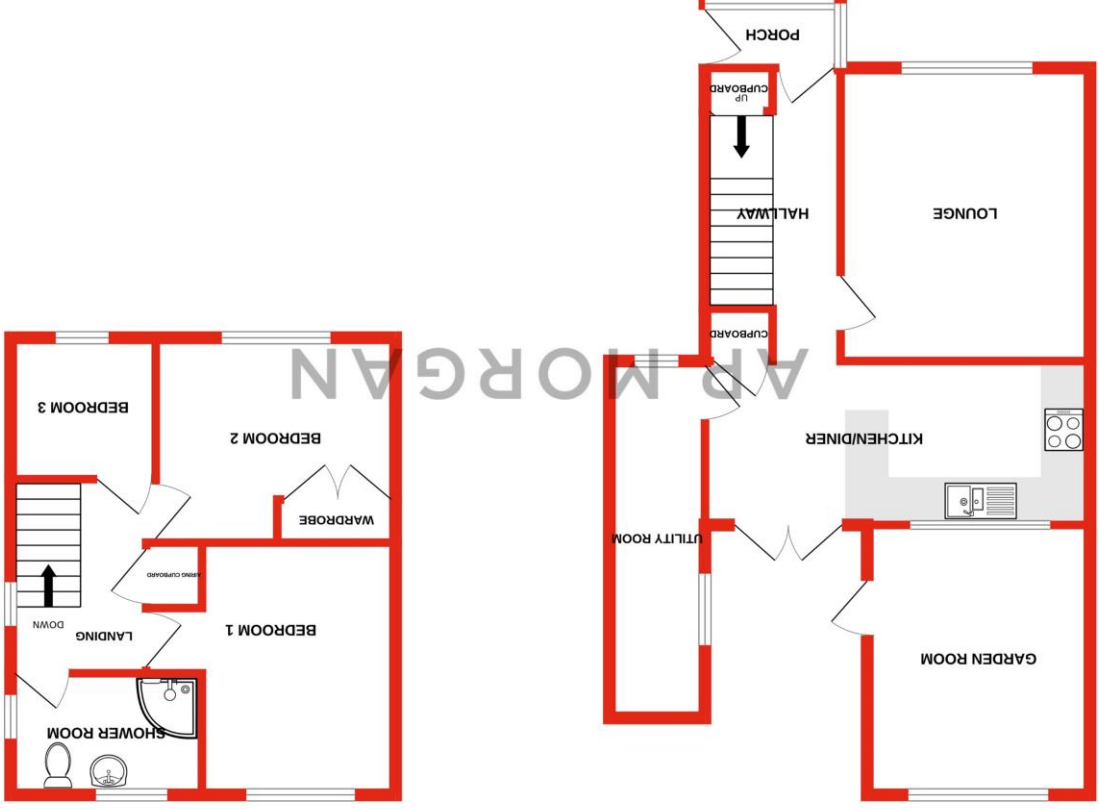
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

TOTAL FLOOR AREA: 962 sq.ft. (89.3 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 operability or efficiency can be given.
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