



AP MORGAN

Lickey Road, Rednal, Birmingham
Offers in excess of £210,000

Features:

- Two bedroom semi detached
- Traditional property
- Spacious rooms throughout
- Garden pergola
- Garage
- Great central location
- Council Tax Band - B

Description:

Introducing this charming two-bedroom semi-detached home featuring traditional bay-fronted windows, contemporary interiors, and a rear garage.

Inside, the layout comprises a porch, entrance hall, lounge/diner with a media wall, and access to the rear garden. The kitchen, with sliding doors leading onto the rear, offers a seamless connection to outdoor living. Upstairs, there are two bedrooms, with the master bedroom benefiting from an integrated wardrobe. Completing this floor is a family bathroom with a shower over the bath.

Outside, the front of the property features a lawn and access to the kitchen. The rear garden boasts a decked space under a pergola, ideal for entertaining guests, along with a good-sized South-East facing lawn and a rear garage with shared rear access.

Situated on the border of the popular Lickey Hills Country Park for scenic walks, over the road from Cofton Park with 135 acres of open grasslands and trees, just 0.5 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:

Entrance Hall

Lounge/ Diner 21'3" (6.48) (into bay) x 9'10" (3) (max)

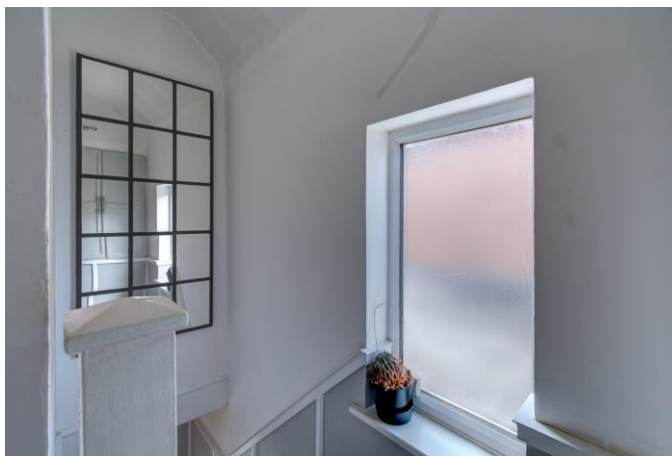
Kitchen 26' (max) x 11'2" (7.92m (max) x 3.4m)

First Floor Landing

Master Bedroom 12'4" (3.76) (into bay) x 12'6" (3.8)

Bedroom Two 8'4" x 9'6" (2.54m x 2.9m)

Bathroom 5'5" x 5'11" (1.65m x 1.8m)



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

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.

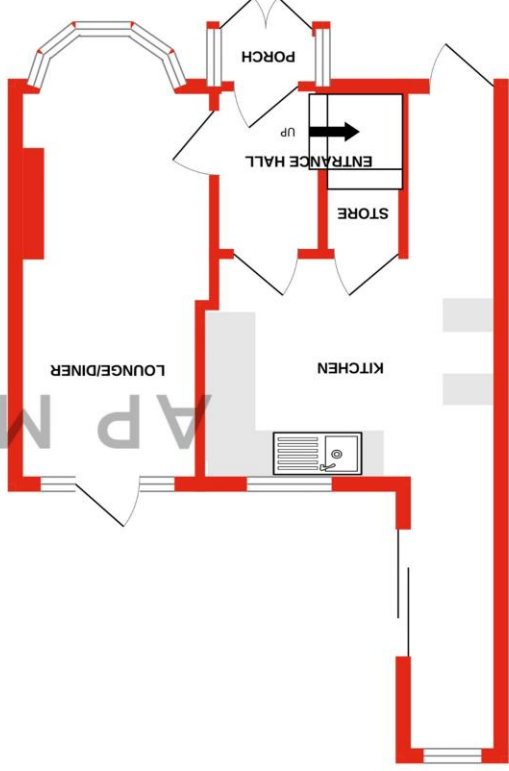
Need a solicitor?

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.

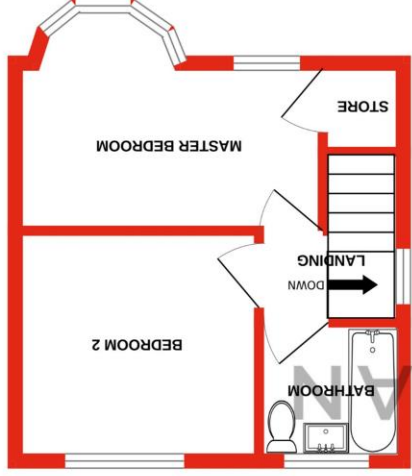
Need a removal company and storage?

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
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.
Whilst 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 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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