

**AP MORGAN**



**Hagley Park Drive, Rednal, Birmingham**  
Offers in excess of £350,000



**Features:**

- Well-presented detached house
- Three double bedrooms
- Stylish lounge with feature log burner
- Modern and extended kitchen/dining room
- Family bathroom and downstairs W.C/Utility
- Good sized rear garden
- Driveway and garage
- EPC- TBC

**Description:**

This spacious and very well-presented, three-bedroom detached house is situated in the sought after area of Rednal, Birmingham. The perfect family home with a stylish and modern décor, thoughtfully extended at the rear to provide additional living space and amenities including shops, schools and parks conveniently located nearby.

Situated down a quiet cul-de-sac, upon approach to the property there is a well-maintained front garden and single car driveway which also provides access to the integrated single car garage. Moving inside, the property briefly comprises of an entrance porch; stylish lounge with feature log burner; modern and extended kitchen/dining room with feature sky light and integrated appliances as well as double patio doors leading into the rear garden and space for a large table and chairs; downstairs w.c for added convenience; first floor landing with large storage cupboard; three good sized double bedrooms with both front bedrooms having views of Beacon Hill; finally, a family bathroom with bath and mixer shower as well as a large airing cupboard.

The rear garden is a good size comprising of a flat lawn with two patio areas perfect for outdoor furnishings as well as a raised flower bed for those keen on gardening or growing their own produce.

This property is well situated for easy access to Rubery Village for local shops and amenities. Nearby Great Park provides additional shops, bars, restaurants and entertainment, with a bowling alley and cinema. Longbridge and Northfield town centres provide additional shops and amenities within driving distance. 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** 17' x 11'4" (5.18m x 3.45m)

**Kitchen/Dining Room** 18'1" x 15'4" (5.5m x 4.67m)

**Bedroom One** 13'7" x 10'5" (4.14m x 3.18m)

**Bedroom Two** 8'7" x 8'7" (2.62m x 2.62m)

**Bedroom Three** 8'9" x 8' (2.67m x 2.44m)

**Bathroom** 7'8" x 6'3" (2.34m x 1.9m)

**Landing**

**Garage** 15'4" x 8'4" (4.67m x 2.54m)

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

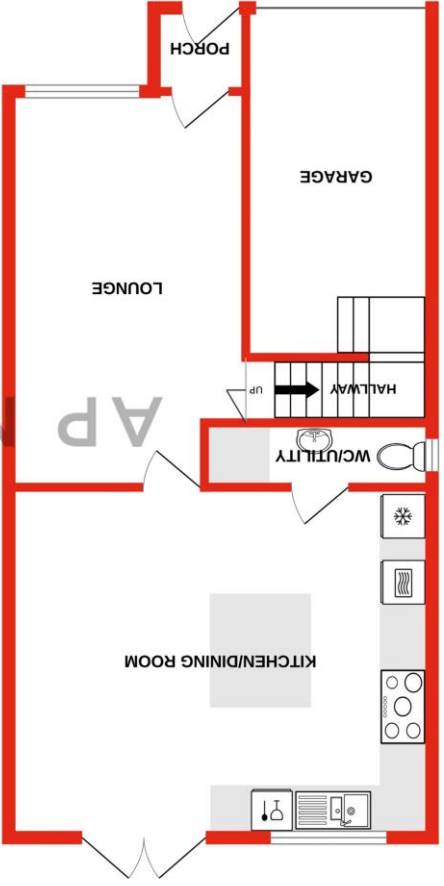
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

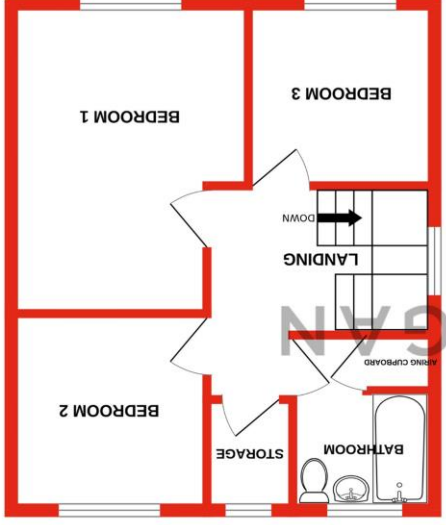
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and 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, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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