

AP MORGAN



Ryde Park Road, Rednal, Birmingham
Offers in excess of £200,000

Features:

- Well-presented end-terrace house
- Two bedrooms
- Lounge with bay window
- Kitchen/diner with utility area
- Stylish shower room
- Large rear garden
- Driveway and garage at rear
- EPC- D

Description:

This deceptively spacious and well presented, two-bedroom end-terrace house is situated in the popular area of Rednal, Birmingham. Ideal for first time buyers or small families with amenities including shops, schools and public transport links all located nearby.

Situated on a sought-after road, upon approach to the property there is a two-car driveway as well as a shared pathway leading down to the rear garden.

Moving inside, the property briefly comprises of an entrance hallway, lounge with large bay window; open plan kitchen/diner with utility area and understairs storage cupboard; first floor landing; two double bedrooms; dressing room which could easily be converted into a third bedroom for additional living space; finally, a stylish shower room with walk-in shower cubicle.

The large rear garden comprises of a good-sized patio area perfect for outdoor furnishings is well as a large lawn with fencing on both neighbouring borders. To the rear of the garden is a spacious double car garage which is accessed via a secure, gated side road with the entry being found at the end of the road.

Situated in Rednal the property is conveniently located for access to Rubery high street offering a range of convenience stores with the surrounding areas providing further shopping, supermarkets, schooling, parks and the new Longbridge development offering excellent shopping, entertainment and eateries. The property also benefits from a range of nearby transport links including ease of access to major road links including the motorway network.



Details:

Hallway

Lounge 11'11" x 11'1" (3.63m x 3.38m)

Kitchen/Diner 11' x 9'9" (3.35m x 2.97m)

Utility Room 8'3" x 4'7" (2.51m x 1.4m)

Landing

Bedroom One 11' x 8'7" (3.35m x 2.62m)

Bedroom Two 11'1" x 7'11" (3.38m x 2.41m)

Dressing Room 7'9" x 6'10" (2.36m x 2.08m)

Shower Room 7'11" x 6' (2.41m x 1.83m)

EPC Rating: D

Council Tax Band: A (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.

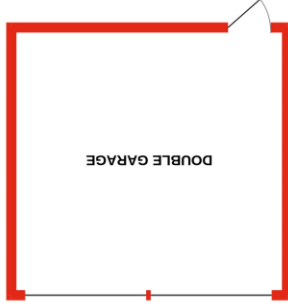
Need a solicitor?

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.

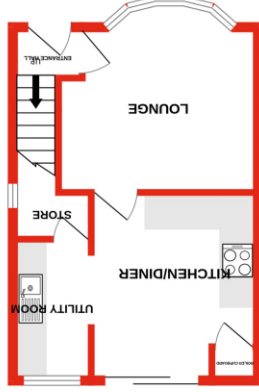
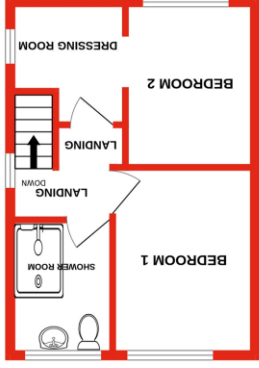
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
554 sq ft (51.5 sq m.) approx.



1ST FLOOR
295 sq ft (27.4 sq m.) approx.



TOTAL FLOOR AREA : 849 sq ft. (78.9 sq.m.) approx.
While every attempt has been made to make the accuracy of the figures 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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