

AP MORGAN



Ryde Park Road, Rednal, Birmingham
Offers in excess of £260,000

Features:

- Semi-detached family home
- Extended fitted kitchen
- Open plan family living space
- Three well-proportioned bedrooms
- Family bathroom and ground floor shower room
- Home office/bar outbuilding
- Low maintenance garden and private driveway
- EPC - TBC

Description:

A well-presented semi-detached family home boasting three bedrooms and an open plan family living space.

To the front of the property is a private block-paved driveway providing off-road parking space for two vehicles.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first-floor landing, extended fitted kitchen/dining room with an integrated gas hob, oven and dishwasher, along with having space for freestanding appliances and French Doors to the rear garden, open plan lounge and playroom with a feature gas fireplace and bay window to the front. The ground floor is complete with a downstairs WC/shower room.

The first-floor landing establishes: Bedroom one with space for wardrobes and a view to the rear garden, double bedroom two with space for wardrobes and a feature bay window, well-proportioned bedroom three (currently used as an office), and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a low maintenance, private garden with an initial decking, artificial lawn, and a paved patio. The garden is complete with a wooden home office/bar.



Details:

Entrance Porch and Hallway

Kitchen/Diner 16'4" x 15'7" (4.98m x 4.75m)

Living Room 12'5" x 9'6" (3.78m x 2.9m)

Play Room 11'8" x 9'6" (3.56m x 2.9m)

Shower Room 9'7" x 6'1" (2.92m x 1.85m)

Bedroom One 12'8" x 9'5" (3.86m x 2.87m)

Bedroom Two 12'3" x 9'6" (3.73m x 2.9m)

Bedroom Three 6'4" x 5'3" (1.93m x 1.6m)

Bathroom 6'4" x 5'2" (1.93m x 1.57m)



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?

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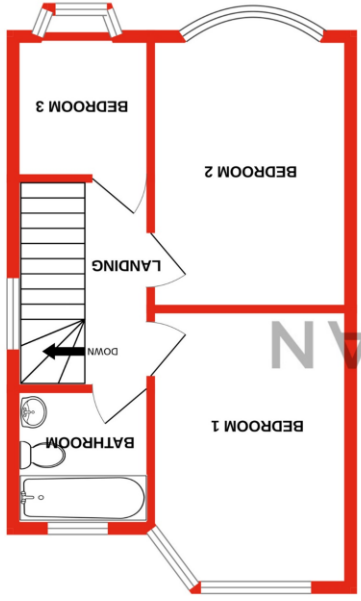
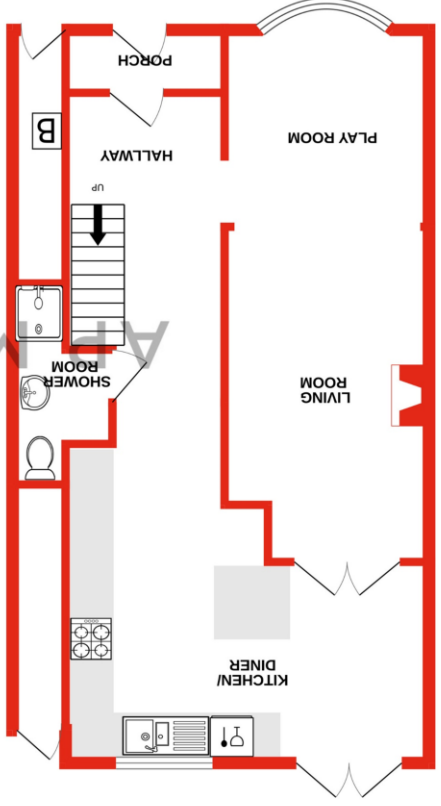
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