

**AP MORGAN**



**Cofton Park Drive, Rednal**  
Offers Over £230,000



### Features:

- Stylish and modern mid-terrace house
- Two double bedrooms
- Spacious lounge with bay window
- Open plan fitted kitchen/diner
- Bathroom and downstairs WC
- Low maintenance garden
- Allocated parking
- EPC- C

### Description:

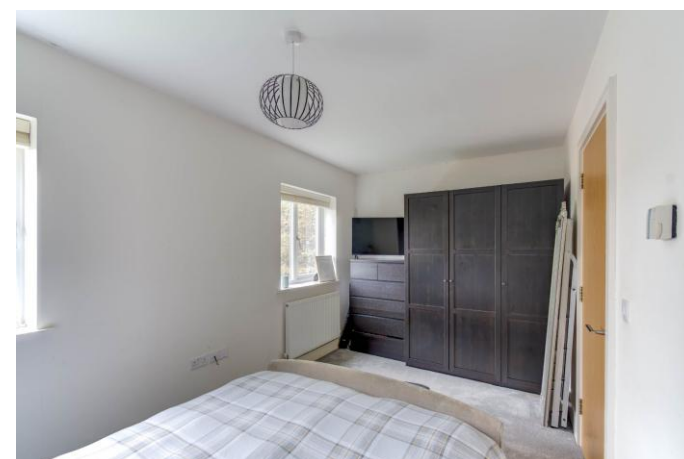
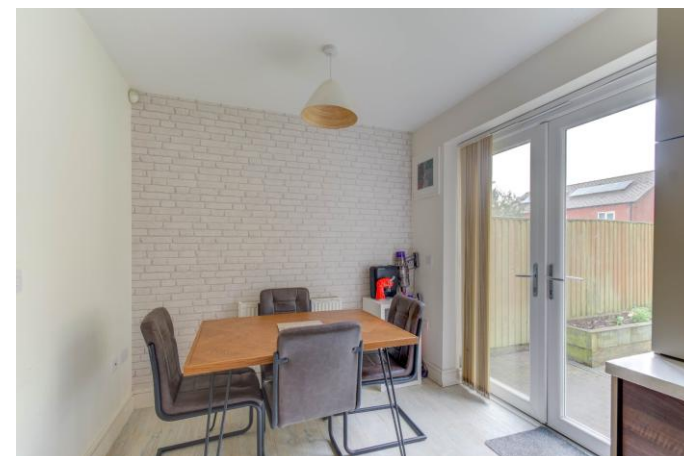
This stylish and modern two-bedroom terraced house is in the sought after area of Rednal, Birmingham and is ideal for smaller families or those looking to downsize with amenities including shops, schools and public transport links all located nearby.

Situated down a quiet side road, upon approach to the property there is a small front garden and an allocated parking space opposite. There are also several visitors parking spaces.

Moving inside, the property briefly comprises of an entrance hallway with understairs WC, spacious lounge with bay window, open plan kitchen/diner with integrated oven, hob, washing machine, dishwasher and fridge/freezer as well as double doors at the rear of the dining area for access into the garden, first floor landing, two double bedrooms each with space for freestanding wardrobes, finally a stylish bathroom with bath and mixer shower.

The rear garden is a good size and is low maintenance with an artificial grass lawn and a patio area perfect for outdoor furnishings. a further benefit to the property is that it is not overlooked from both the rear and the front meaning you have additional privacy from neighbours.

The property is ideally situated on a lovely new-build estate in Rednal. The popular area provides fantastic transport links into Birmingham City Centre along with national motorways M5 and M42. There is easy access to well-regarded local schools, village hall, shops and supermarkets, along with local walks around Cofton Park and the Lickey Hills.



**Details:**

**Entrance Hall**

**WC** 5'11" x 3'7" (1.8m x 1.1m)

**Lounge** 17'8" (5.38) x 15'1" (4.6) (into bay)

**Kitchen/diner** 15'1" x 8'3" (4.6m x 2.51m)

**Bedroom One** 15'1" x 8'4" (4.6m x 2.54m)

**Bedroom Two** 15'1" x 9' (max) (4.6m x 2.74m (max))

**Bathroom** 7'1" x 6'2" (2.16m x 1.88m)



**EPC Rating:** C

**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.





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Need a mortgage?

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Property to sell?

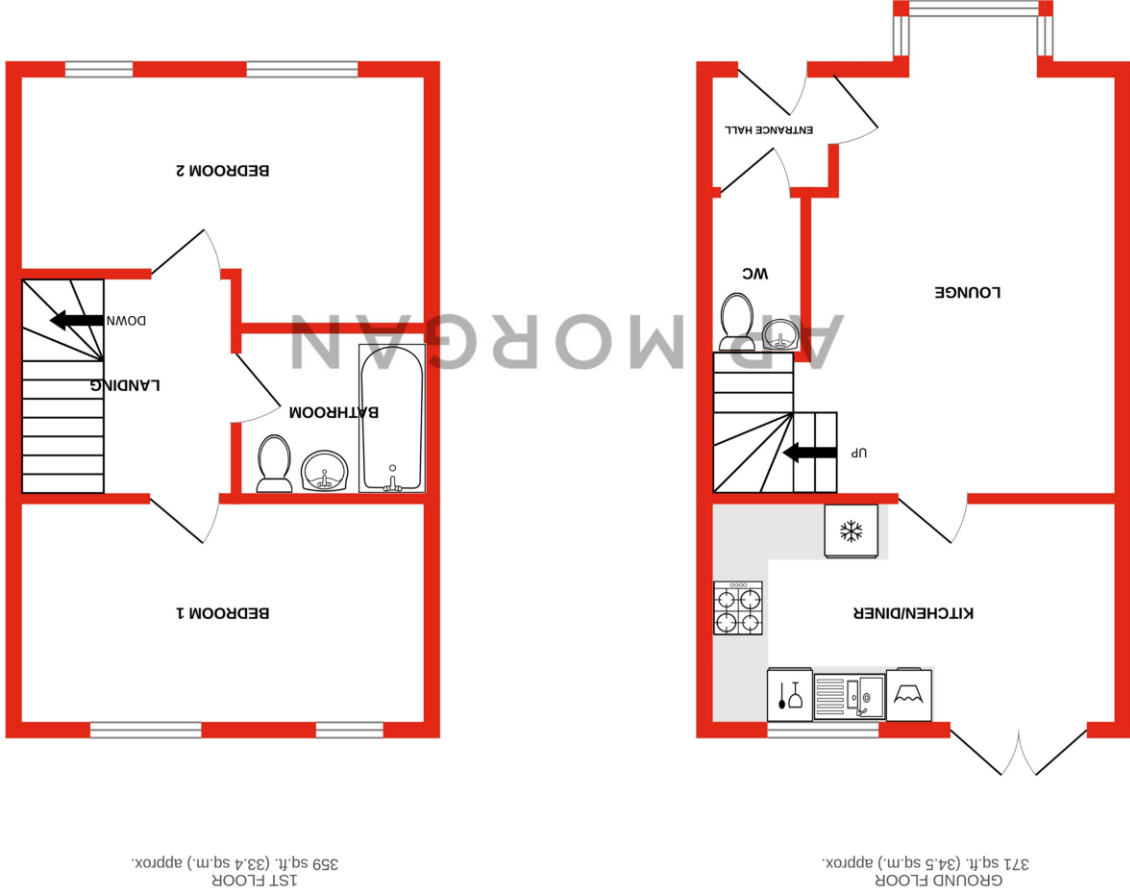
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