



AP MORGAN

**Ashill Road, Rednal**  
Offers in excess of £70,000



**Features:**

- One-bed apartment
- Practical kitchen
- Generous floorplan
- Lift access
- Parking
- Convenient location

**Description:**

An excellently presented one-bedroom apartment in an over sixties' retirement complex, with regular social activities, parking and good location for local shops and amenities. The property includes a generous living room, well-appointed kitchen and comfortable double bedroom.

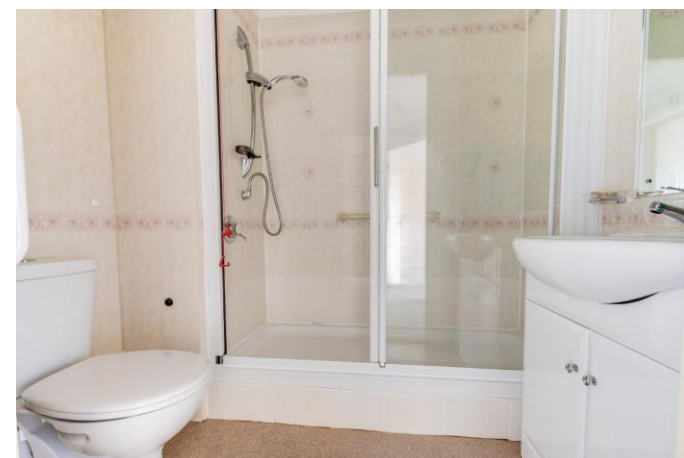
A lease of 100 years remains on the property. There is an annual service charge of £2886.32

This apartment offers a well-designed layout, perfect for retirement living. The ground floor offers a welcoming entrance hall that provides lift access to all properties and social areas.

Upon entering, the hallway provides a welcoming introduction to the property, with access to all main rooms and a convenient storage area. The living room is spacious and filled with natural light, creating a cosy and versatile area.

The kitchen, is efficiently laid out, featuring ample counter and cupboard space, and it overlooks the living room for a semi-open-plan feel. Its design provides an electric hob, oven, and sink.

The well-proportioned bedroom is generously sized and includes built-in wardrobe space, offering plenty of storage. Adjacent to the bedroom, the shower room is well-equipped, with practical fixtures and a functional layout, ensuring comfort and convenience.



This property provides a perfect combination of low-maintenance living with comfort, making it an excellent choice for those looking for a practical home in a convenient location.

The complex is entirely wheelchair accessible, with a carpark, and nearby bus stop, post office, shops and healthcare, making its location ideal for transport and local services.

**Details:**

**Hallway**

**Living Room** 10'9"x23'5" (3.28mx7.14m)

**Kitchen** 7'7"x9'7" (2.3mx2.92m)

**Bedroom** 9'1"x15'8" (2.77mx4.78m)

**Shower Room** 5'1"x6'9" (1.55mx2.06m)



**EPC Rating:** B

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Leasehold (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

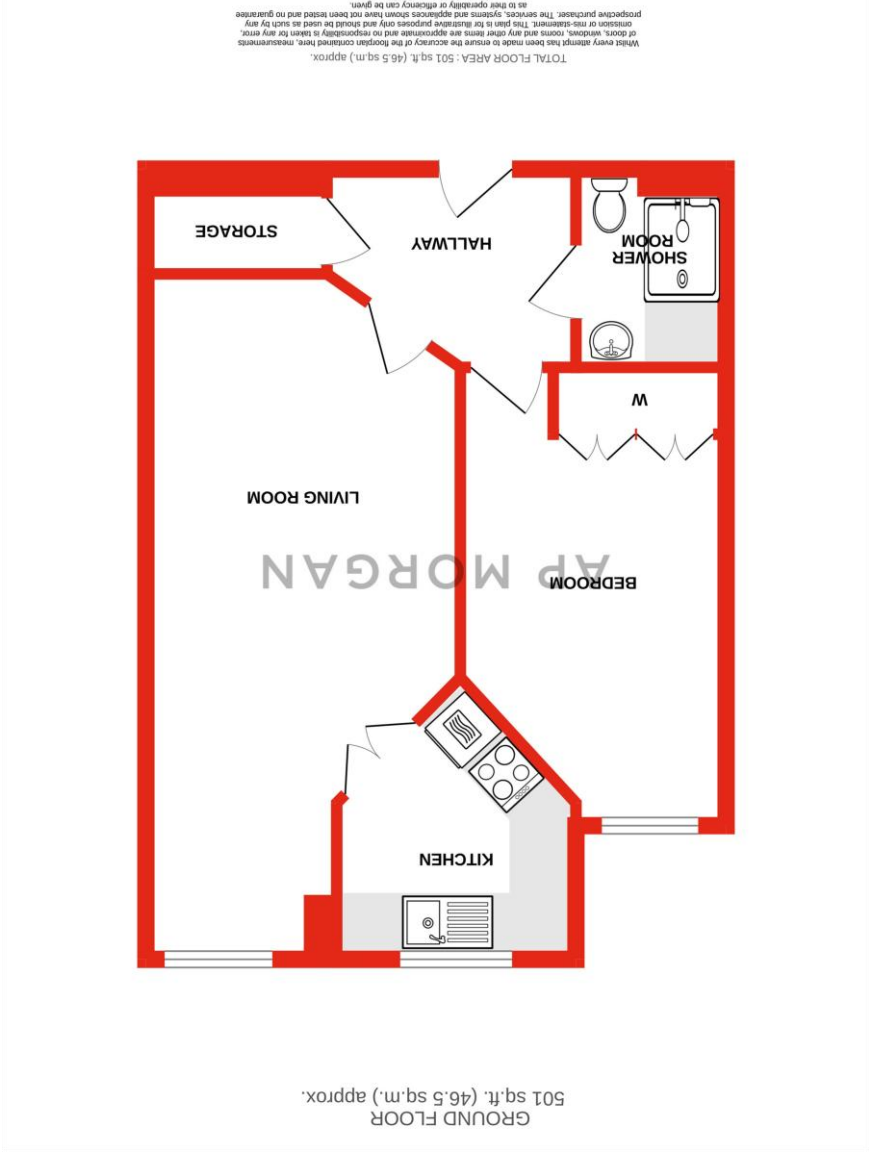
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable charge. These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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