

AP MORGAN



Ash Bridge Court, Rednal
Offers in the region of £525,000

Features:

- Four double bedrooms
- Plenty of storage
- Spacious kitchen/diner
- Large grass-laid garden
- Close to amenities

Description:

This four double-bedroom detached house presents a large living room, spacious kitchen/diner, two ensuites, family bathroom, plenty of storage.

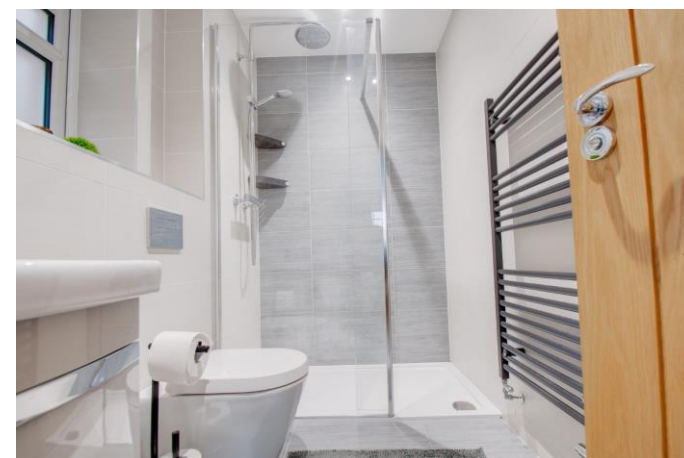
Approaching the property, there is a brick-paved driveway allowing parking for multiple vehicles. The drive is bordered by a flower bed and allows front access to the garage and rear access through a side alley.

The ground floor presents a large living room with a bay window, a spacious kitchen/diner with a breakfast island, plenty of counter space, and an integral oven, gas hob, and sink. There is space for a dining table and chairs and rear access is obtained through two bifold doors. The utility is accessed from the kitchen allowing space/plumbing for freestanding appliances under counter space. The ground floor WC presents a washbasin and WC. The garage is also spacious.

The first floor presents a large landing leading to Bedrooms One & Two, both large doubles with integral storage and ensuite bathrooms, presenting a shower, washbasin and WC. Bedrooms Three & Four are also large doubles presenting integral storage. The family bathroom is modern and presents a washbasin, WC and bath.

The rear garden is vast, leading initially to a brick-paved patio area perfect for garden furniture. The garden continues to a grass-laid lawn with plenty of space for outdoor activities.

Situated in Rednal, approximately 1 – 1.5 miles from Rubery and Longbridge this is just a short drive to local amenities and schools as well as being in close proximity to local transport links.



Details:

Hall

Living Room 16'9" x 11' (5.1m x 3.35m) Both Max

Kitchen/Dining Room 11'10" x 27'2" (3.6m x 8.28m)

WC 6' x 3'8" (1.83m x 1.12m)

Utility Room 6' x 7'4" (1.83m x 2.24m)

Garage 17'5" x 8'4" (5.3m x 2.54m)

Landing

Bedroom One 12'3" x 10'8" (3.73m x 3.25m)

Ensuite Bathroom 8' x 5'4" (2.44m x 1.63m)

Bedroom Two 12'4" x 10'8" (3.76m x 3.25m)

Ensuite Bathroom 8' x 5'4" (2.44m x 1.63m)

Bedroom Three 12'9" x 8'10" (3.89m x 2.7m)

Bedroom Four 10'7" x 8'10" (3.23m x 2.7m)

Bathroom 5'10" x 8'10" (1.78m x 2.7m)

EPC Rating: B

Council Tax Band: E (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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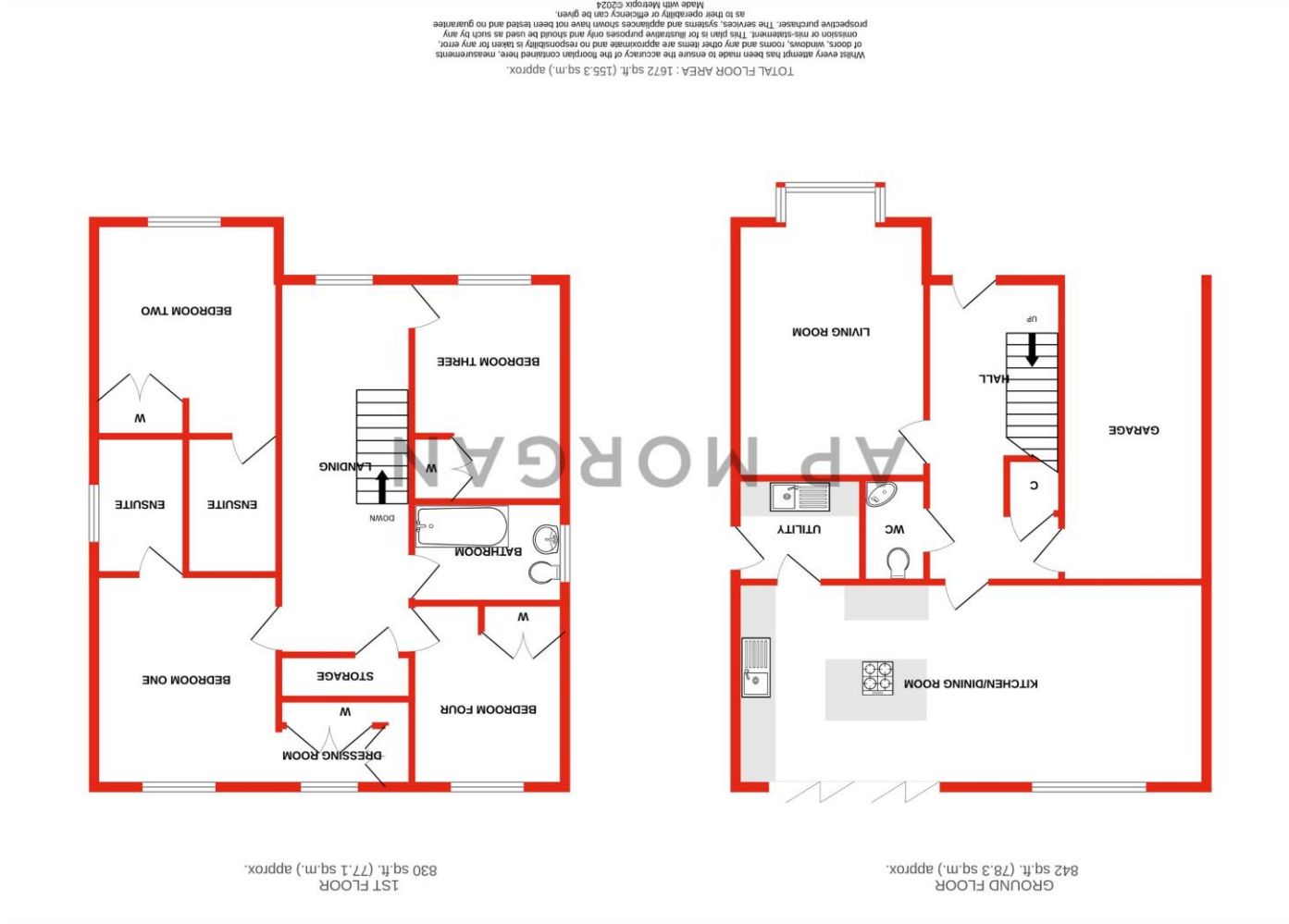
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