



AP MORGAN

**Rowantrees, Rednal**  
Offers Over £400,000



**Features:**

- Four bedrooms
- Spacious living room
- Dining room
- Off street parking

**Description:**

This well-presented, four-bedroom, detached house presents: A spacious living room, dining room, fitted kitchen, utility room, ground floor WC, four bedrooms, family bathroom and garage.

Approaching the property there is a tarmac drive with space for multiple vehicles which adjoins a front-laid lawn, which gives front access to the garage and rear access via a side gate.

Entering the property, the ground floor presents: A spacious lounge with room for multiple suites featuring an electric fireplace and a bay window as well as access to the dining room. The dining room allows for a large dining table and chairs and offers access to the rear garden through a set of French doors. The kitchen adjoins the dining room and is fitted, featuring an integral sink, gas hob and oven and dishwasher as well as plenty of counter space. The utility room is access through the kitchen, and gives space/plumbing for freestanding appliances as well as access to the large garage.

The first floor presents a spacious landing and gives access to Bedroom one, a double looking to the rear garden, Bedroom two is a further double with space for freestanding furniture. Bedroom three is a single with integrated storage and Bedroom four is a further single, also with integral storage. The family bathroom is also access from the landing and features a corner shower, WC, washbasin and bath.

The garden opens initially to a paved patio area allowing for outdoor furniture and continues to a grass-laid lawn with a pond and various hedges. This is a vast, open space perfect for outdoor activities. The garden is bordered by wooden fencing.





Situated in Rednal, approximately 1 mile from Longbridge town center, this property is close to local schools and amenities such as supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42 allowing access to major road networks.

**Details:**

**Porch**

**Hall**

**Living Room** 16'7" x 12' (5.05m x 3.66m) Both Max

**Dining Room** 12'1" x 10'2" (3.68m x 3.1m)

**Kitchen** 15'1" x 9'6" (4.6m x 2.9m)

**WC** 5'3" x 3'6" (1.6m x 1.07m)

**Utility Room** 12'1" x 8'5" (3.68m x 2.57m)

**Garage** 19'7" x 9'1" (5.97m x 2.77m)

**Landing**

**Bedroom One** 10'1" x 13'1" (3.07m x 4m)

**Bedroom Two** 11'10" x 11'9" (3.6m x 3.58m) Both Max

**Bedroom Three** 8'8" x 8'2" (2.64m x 2.5m) Both Max

**Bedroom Four** 10'5" x 6'11" (3.18m x 2.1m) Both Max

**Bathroom** 5'5" x 10'2" (1.65m x 3.1m)

**EPC Rating:** C

**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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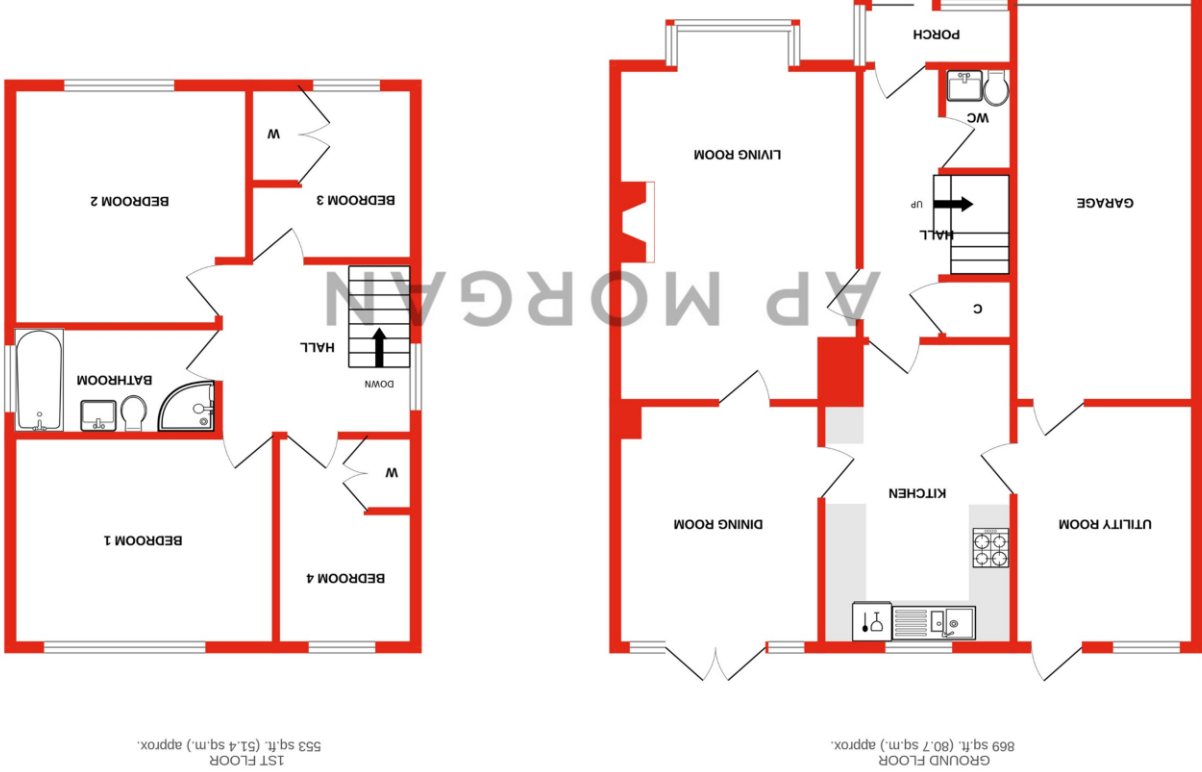
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TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.

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