

AP MORGAN



**Ashill Road, Rednal**  
Asking Price £80,000



**Features:**

- Generous double bedroom
- Spacious lounge
- Kitchen with integral appliances
- Ground floor flat
- Large rear garden

**Description:**

A well-presented, over 60's, one-bedroom ground floor apartment that features a well-fitted kitchen, an ample reception room, well-maintained communal gardens, allocated parking, and ideal positioning in Rednal.

To the front of the property is a nurtured garden space laid to lawn and a stone-slab laid path to the door and a communal (allocated?) parking area.

This flat briefly comprises: a welcoming entrance hall, the ample lounge/dining room, the well-fitted kitchen that offers; a sink, electric hob, convection oven, and space/plumbing for freestanding appliances.

The bedroom of the flat is a generous double with mirrored integrated wardrobes. The shower room of the flat features a shower, wash basin and WC.

To the rear, this property presents a versatile shared garden with an initial stone-slab laid patio, followed by a seating areas. This garden features side-gated access and fenced boundaries.

Situated in Rednal, this property is roughly 1.7 miles from Longbridge, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.





**Details:**

**Lounge**

**Hallway** 6'9" x 7'7" (2.06m x 2.3m) Both Max

**Lounge** 21'7" x 10'8" (6.58m x 3.25m) Both Max

**Kitchen** 7' x 7'7" (2.13m x 2.3m) Both Max

**Bedroom** 15'10" x 9'2" (4.83m x 2.8m) Both Max

**Shower Room** 6'9" x 5'8" (2.06m x 1.73m)



**EPC Rating:** To be confirmed

**Council Tax Band:** B (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.

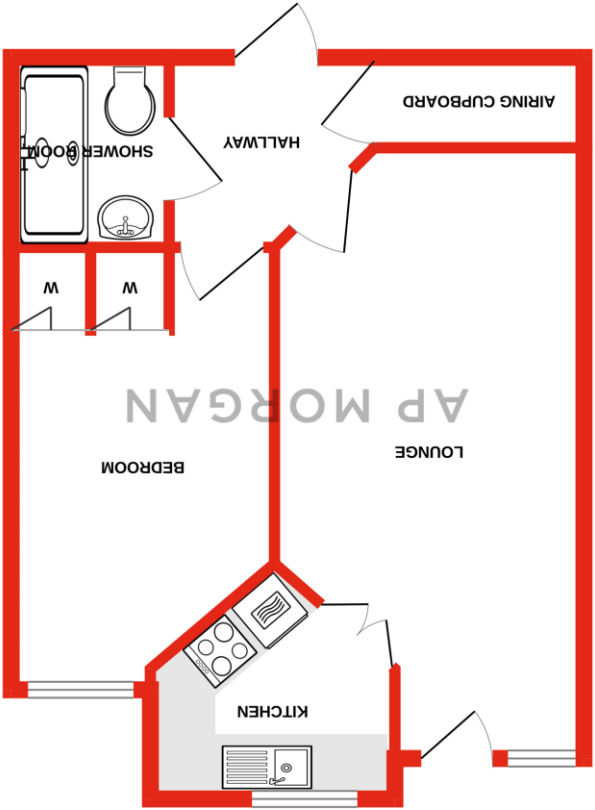
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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