

AP MORGAN



Kendal Rise Road, Rednal
Offers in the region of £210,000

Features:

- Three double bedrooms
- Large lounge
- Spacious dining room
- Kitchen
- Conservatory
- Off street parking

Description:

This well-presented, three-double-bedroom, terraced house presents a large lounge, spacious dining room, kitchen, conservatory, vast garden and off-street parking.

Approaching the property, there is a paved drive perfect for parking a vehicle.

Entering the property to the porch and hall, there is immediate access to the large lounge presenting a fireplace and bay window. The dining room is spacious with room for multiple suites and access to an integral cupboard. The kitchen is comfortable with plenty of counterspace and room for storage. The conservatory gives access to the garden.

Ascending to the first floor, the landing presents Bedroom One, a spacious double presenting a bay window looking to the front aspect, Bedroom Two is also a spacious double looking to the rear, Bedroom Three is a final double looking to the front. The family shower room offers a shower, washbasin and WC.

The garden opens to a paved, patio area perfect for outdoor furniture, leading to a vast grass laid lawn ending with a secondary paved patio area. The garden is bordered by several bushes and wooden panel fencing, this is a versatile space perfect for entertaining.

Situated in Rednal, the property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



Details:

Porch

Hallway

Lounge 14' x 11'10" (4.27m x 3.6m) Both Max

Dining Room 13'11" x 12'3" (4.24m x 3.73m) Both Max

Kitchen 13'11" x 5'8" (4.24m x 1.73m) Both Max

Conservatory 7'1" x 8'1" (2.16m x 2.46m)

Landing

Bedroom One 15'6" x 9'2" (4.72m x 2.8m) Both Max

Bedroom Two 11'2" x 9'2" (3.4m x 2.8m) Both Max

Bedroom Three 9'2" x 7'11" (2.8m x 2.41m)

Shower Room 7'8" x 7'8" (2.34m x 2.34m) Both Max

EPC Rating: To be confirmed

Council Tax Band: A (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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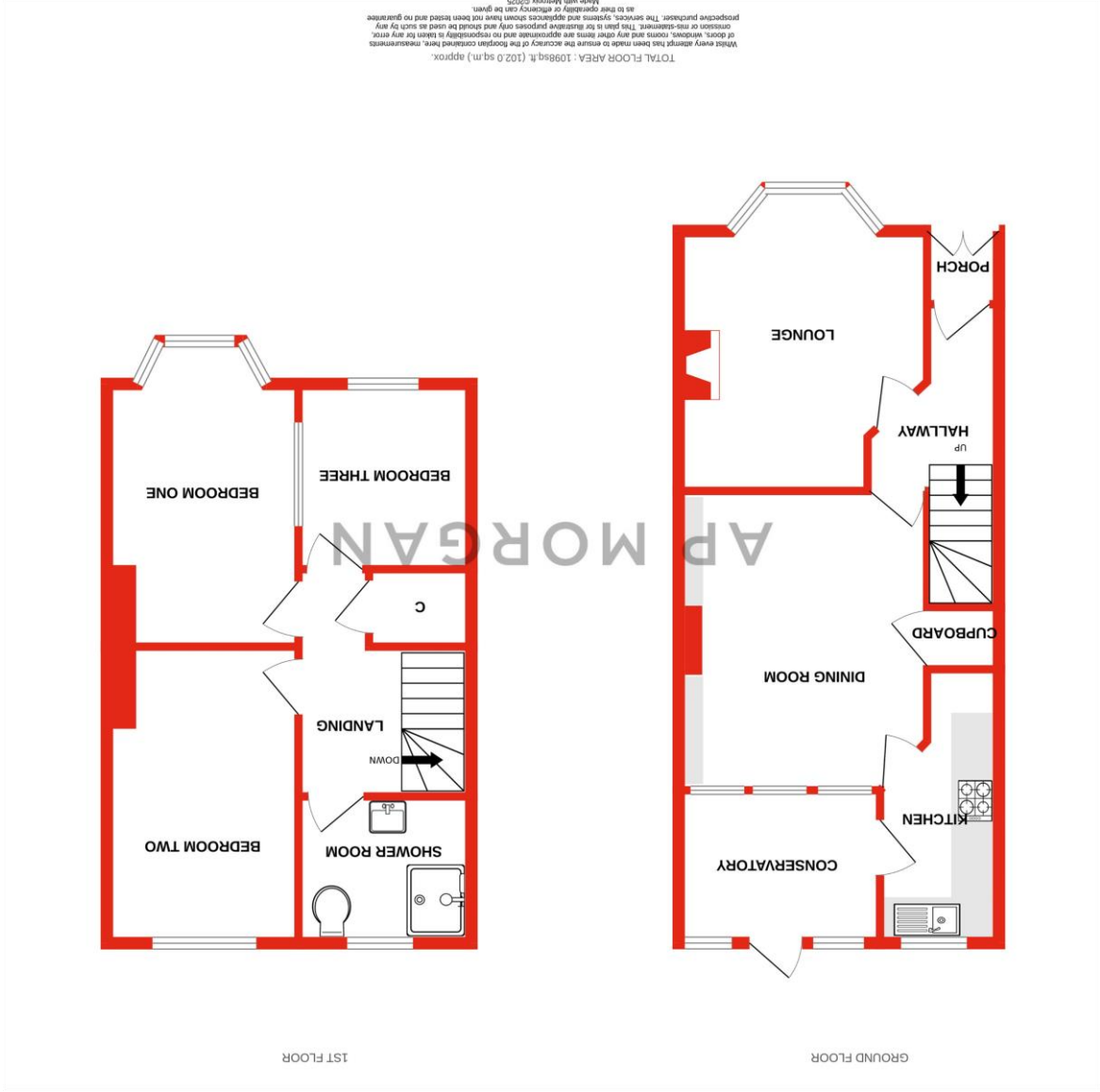
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