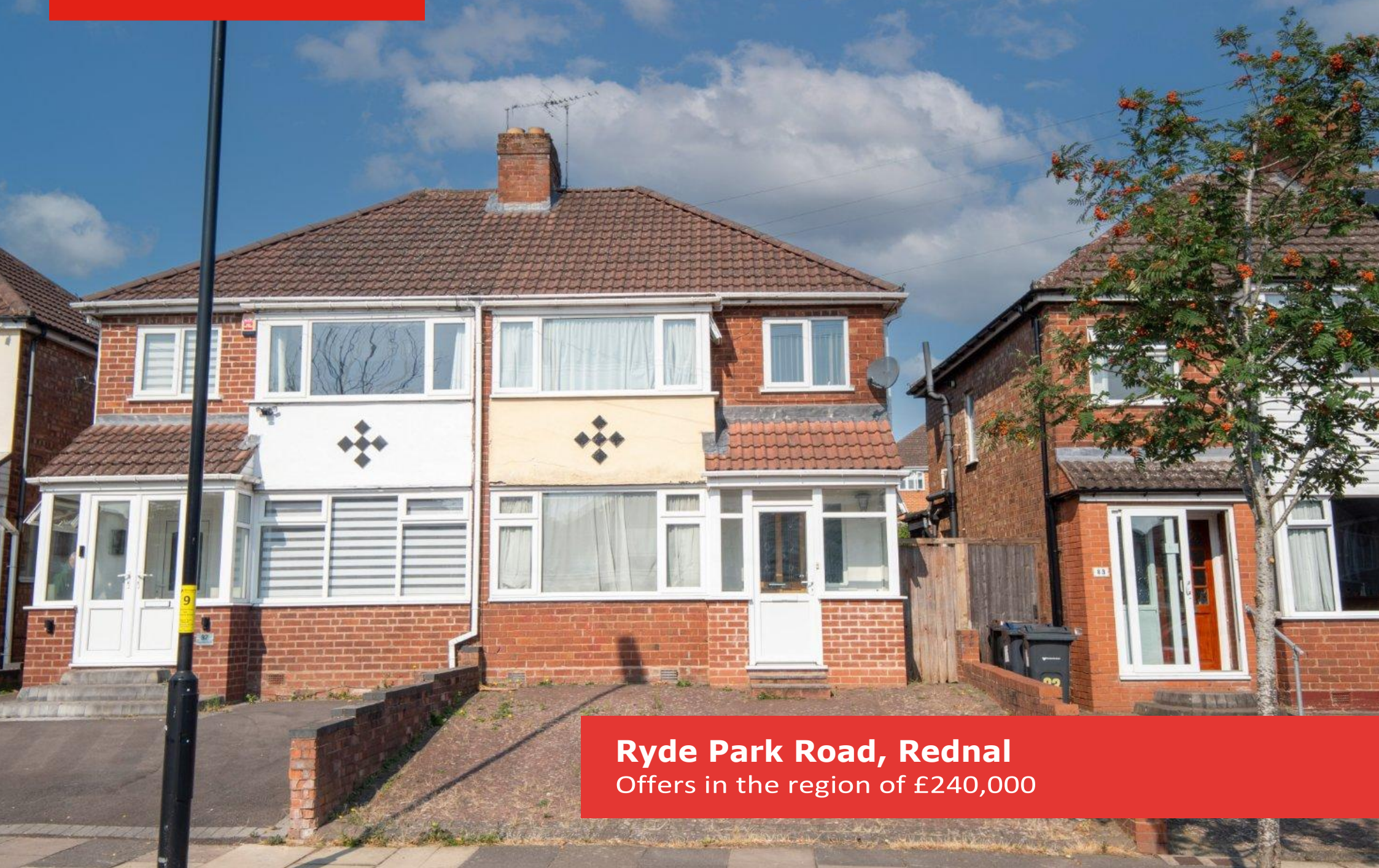


AP MORGAN



Ryde Park Road, Rednal
Offers in the region of £240,000

Features:

- Extended Three Bedroom Property
- Open Plan Kitchen/Lounge
- Second Reception Room
- Renovated Shower Room
- Landscaped Rear Garden
- Drive for Two Cars
- Close to Local Amenities
- Good Local Bus/Train Links

Description:

This extended three-bedroom semi-detached home is perfectly positioned in the desirable area of Rednal, Birmingham. Offering a generously sized open-plan lounge, kitchen, and dining space, the property also features a flexible second reception room, a sleek modern shower room, and a large, beautifully landscaped rear garden. Further advantages include a private driveway providing off-road parking for two vehicles

Situated in the sought-after location of Rednal is this well-presented three-bedroom semi-detached home. The property is approached via a private driveway offering off-road parking and is ideally positioned within walking distance of local shops, amenities, and public transport links.

Once inside, the welcoming interior briefly comprises: a porch leading into the entrance hallway, which gives access to a versatile front reception room that could also be used as a fourth bedroom or home office. To the rear is a spacious open-plan kitchen, dining, and lounge area — perfect for family living and entertaining — with French doors opening out to the garden. A convenient understairs storage cupboard completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms and a recently renovated shower room, all accessed from a central landing.

Moving outside, the property enjoys a large, landscaped rear garden that provides ample space for outdoor dining, children's play, or gardening enthusiasts.



This home offers a fantastic opportunity for families and first-time buyers alike, with excellent access to local schools, amenities, and major commuter routes.

Details:

Kitchen/Dining/Lounge 21' x 14'8" (6.4m x 4.47m) Both Max

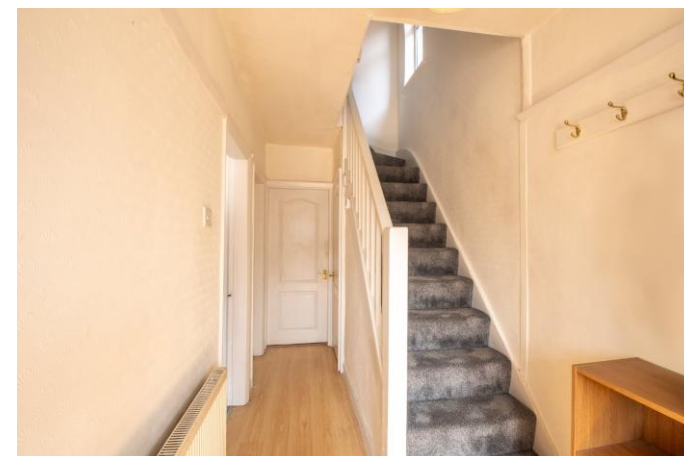
Reception Room 2 12'8" x 8'11" (3.86m x 2.72m) Both Max

Bedroom 1 12'11" x 10'4" (3.94m x 3.15m) Both Max

Bedroom 2 12'8" x 10'4" (3.86m x 3.15m) Both Max

Bedroom 3 7'2" x 5'6" (2.18m x 1.68m) Both Max

Bathroom 7'5" x 1.67 (2.26m x 1.67)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

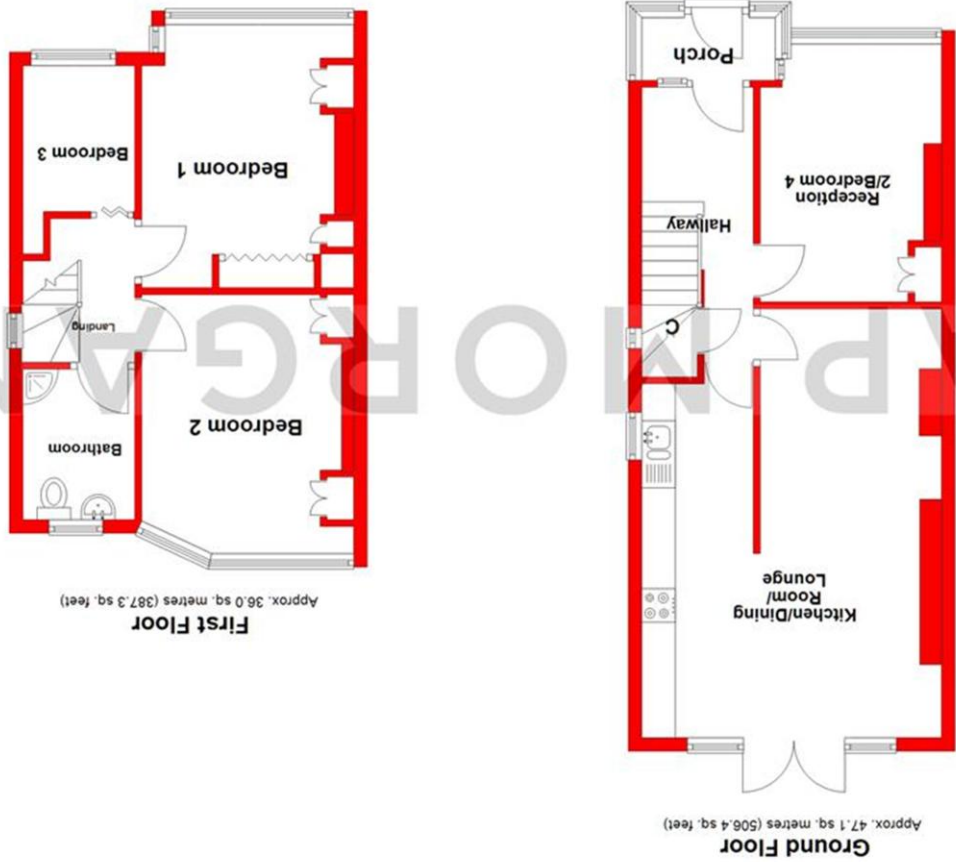
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 third party supplier to undertake these who will contact you once you have 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 fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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