

AP MORGAN



Leach Green Lane, Rednal
Offers in excess of £140,000

Features:

- Well-presented ground floor maisonette
- Double bedroom with bay window
- Lounge & conservatory
- Modern fitted kitchen
- Contemporary shower room
- Private landscaped rear garden
- On street parking
- Gas fired central heating & double glazing

Description:

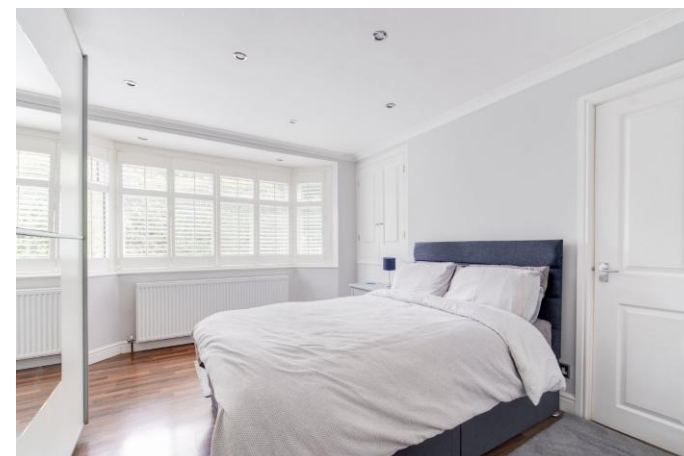
This one-bedroom ground floor maisonette presents a generous living room, fitted kitchen, modern bathroom, conservatory, low maintenance rear garden.

Approaching the property, there is a paved path leading to the front door. With rear access permitted via a side gate.

Entering the property, the hall presents a generous living room allowing for multiple suites with views to the rear from the conservatory. This also allows for the room to be bright. The conservatory is accessed from the living room and gives panoramic views of the rear garden with space for seating. The kitchen of the property is newly fitted giving ample counter space presenting an integral fridge/freezer, sink, gas oven and hob. With space/plumbing for additional appliances. The bedroom is a large double, illuminated by a front facing bay window while presenting integral storage, and additional space for freestanding furniture.

The recently landscaped garden opens to a paved patio giving space for storage and outdoor furniture, continuing to an artificial lawn and separate area for planting, this is a low maintenance private garden bordered by wooden panel fencing.

Situated in Rednal, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.



Details:

Entrance Hall

Lounge 3.4 x 3.0

Conservatory 3.0 x 2.5

Kitchen 2.8 x 2.32

Bedroom 3.86 x 3.30 Max into bay

Bathroom 2.32 x 1.80 Both max



EPC Rating: C

Council Tax Band: A (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 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?

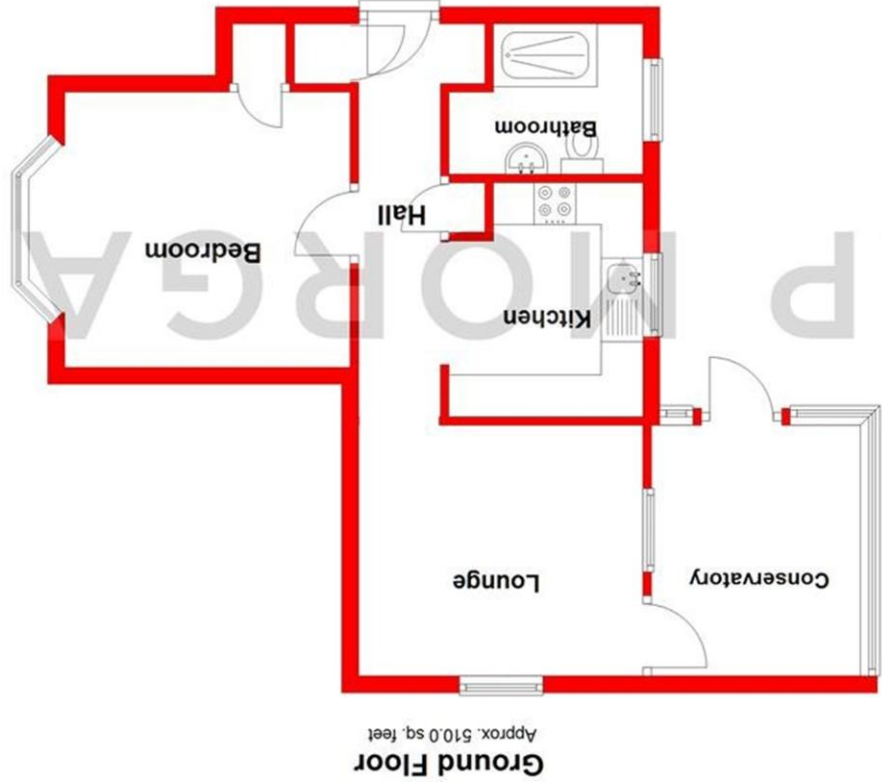
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.