

AP MORGAN



Ash Bridge Court, Rednal, Birmingham
Offers in excess of £375,000

Features:

- Quiet Private Cul-De-Sac Location
- High End Newly Built 3 Bedroom Semi-Detached
- Downstairs WC
- Fully Integrated Modern Kitchen
- Large Lounge Diner with Garden Access
- Master Bedroom with En-Suite
- Driveway Parking for Two Vehicles
- Private Low-Maintenance Garden

Description:

Situated in the popular and well-established location of Rednal is this immaculate three-bedroom semi-detached home, offering well-balanced accommodation ideal for modern living. The property is presented to a high standard throughout and benefits from generous living space and a practical layout.

Approach

The property is approached via a private driveway providing off-road parking for two vehicles, leading to the main entrance.

Accommodation

Once inside, the interior briefly comprises a welcoming entrance hallway with cloak storage and a convenient ground-floor WC. There is a spacious and bright lounge/diner providing an excellent space for both relaxing and entertaining, with double doors opening onto the rear garden. The fitted kitchen offers ample storage and worktop space and enjoys views to the front aspect.

To the first floor, the landing gives access to three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom.

Outside

Moving outside, the property enjoys a beautifully landscaped and private rear garden, ideal for outdoor dining, entertaining, and family enjoyment.



Location

The property is conveniently located close to a wide range of local amenities. Excellent public transport links are nearby, along with easy access to major motorway networks, making this an ideal choice for commuters.

Details:

Hallway

Kitchen 12'10" x 10' (3.9m x 3.05m)

Downstairs WC 6'4" x 4'2" (1.93m x 1.27m)

Lounge/Diner 17'5" x 15'5" (5.3m x 4.7m)

Landing

Master Bedroom 13'9" x 12'10" (4.2m x 3.9m) Both Max

Ensuite 6'11" x 5'9" (2.1m x 1.75m)

Bedroom 2 12'4" x 10'6" (3.76m x 3.2m)

Bedroom 3 12'4" x 7'1" (3.76m x 2.16m)

Bathroom 7'1" x 7'1" (2.16m x 2.16m)

EPC Rating: B

Council Tax Band: D (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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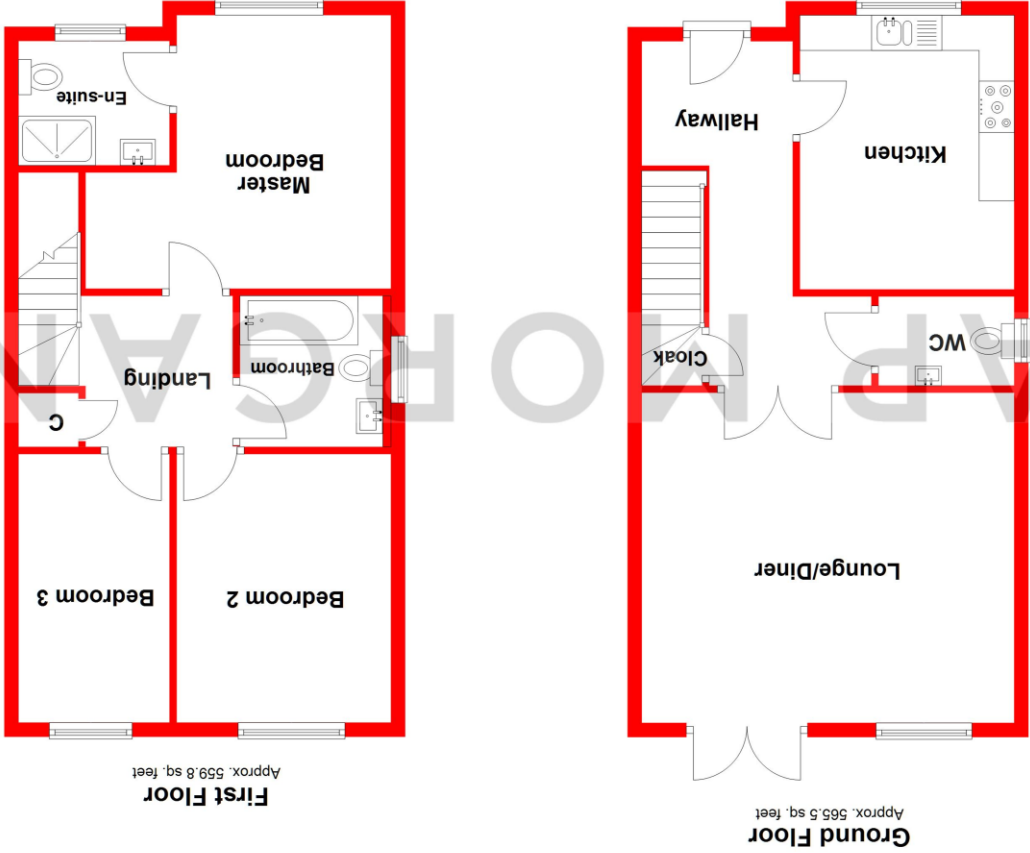
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Total area: approx. 1125.3 sq. feet

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 PlanLP.

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