

AP MORGAN



Belton Grove, Rednal
Offers in excess of £215,000

Features:

- Two double & one single bedrooms
- Spacious lounge
- Dining room
- Conservatory
- Kitchen
- Utility corridor
- Versatile rear garden
- Off street parking

Description:

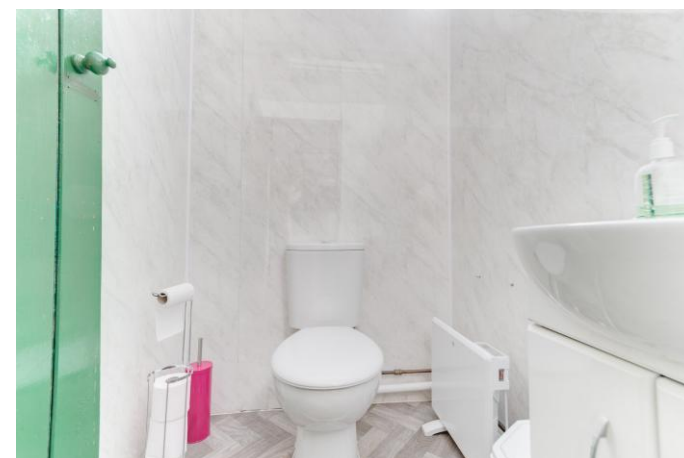
This well presented, three-bedroom, semi-detached house presents a spacious lounge, dining room, conservatory, fitted kitchen, two double & one single bedrooms, a shower room, a utility room, a grass-laid garden, and off-street parking.

Approaching the property, there is a tarmac drive with space for parking, offering access to the front of the property and the utility room.

Entering the property to the porch and hall there is immediate access to the spacious lounge. There is plenty of room for multiple suites while also presenting a fireplace, the adjoining dining room offers space for a dining table and chairs alongside a serving window to the kitchen and access to the conservatory and garden. The kitchen gives plenty of counter space with an integral sink and allows access to the utility corridor which has additional counter space and space/plumbing for freestanding appliances. The ground floor is completed by a WC adjoining the utility corridor.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the rear aspect, Bedroom Two is a comfortable double looking to the front and Bedroom Three is the single which also looks to the front. The shower room hosts a washbasin, WC and shower.

The garden opens to a paved patio area giving space for outdoor furniture and continues to a grass-laid lawn. Perfect for outdoor activities, the garden is bordered by wooden panel fencing.



Situated roughly 1.1 miles from Longbridge, in a safe and quiet cul-de-sac, the rear isn't overlooked but backs onto a privately owned playing field, this house is positioned close to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

Details:

Porch

Hall

Lounge 12'4" x 11'6" (3.76m x 3.5m)

Dining Room 8' x 8'11" (2.44m x 2.72m)

Kitchen 8' x 8'8" (2.44m x 2.64m) Both Max

Conservatory 7'1" x 9'6" (2.16m x 2.9m)

Utility Room 12'10" x 4'9" (3.9m x 1.45m)

WC 4'7" x 4'9" (1.4m x 1.45m)

Landing

Bedroom One 9'2" x 9'6" (2.8m x 2.9m) Both Max

Bedroom Two 10'10" x 10'4" (3.3m x 3.15m) Both Max - 8'6" to Wardrobes

Bedroom Three 6'11" x 8'6" (2.1m x 2.6m) Both Max

Shower Room 5'5" x 8'1" (1.65m x 2.46m)

EPC Rating: C

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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Property to sell?

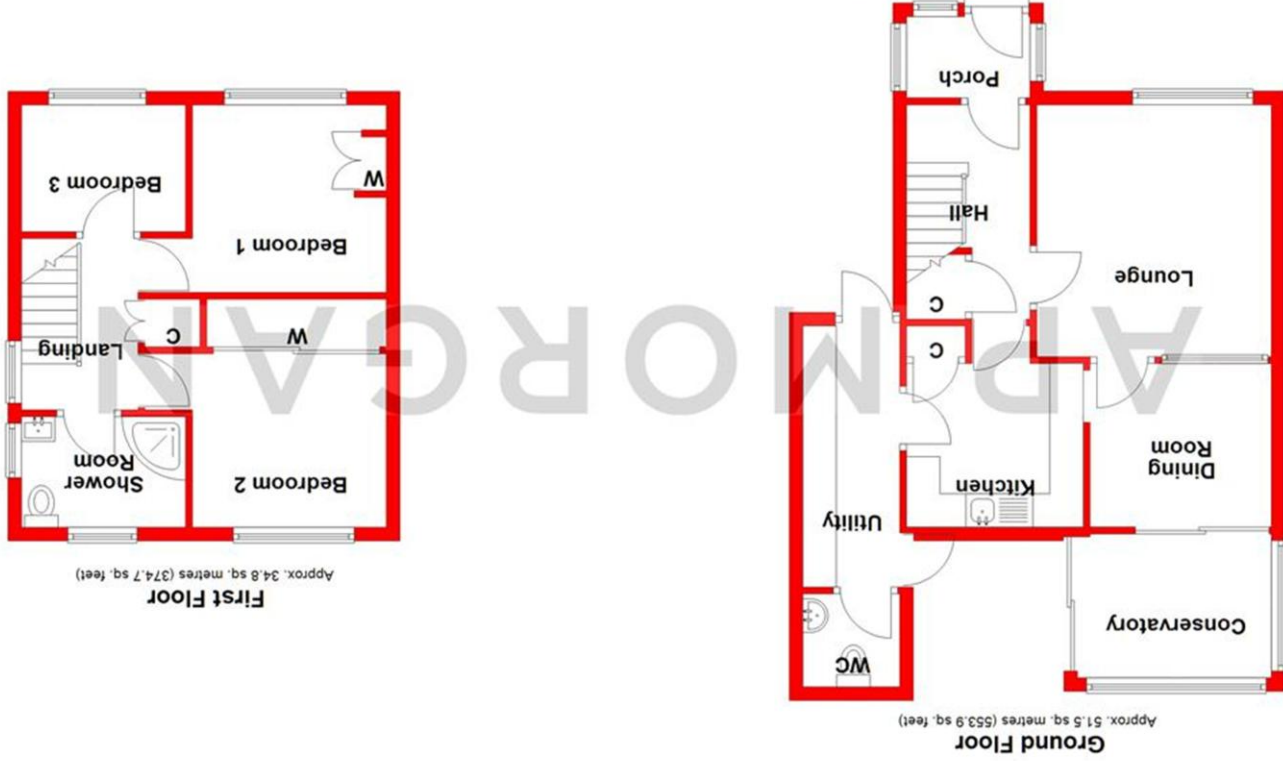
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Plan produced using PlanUp.

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