



**AP MORGAN**

**Belton Grove, Rednal**  
Offers in excess of £220,000



**Features:**

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

**Description:**

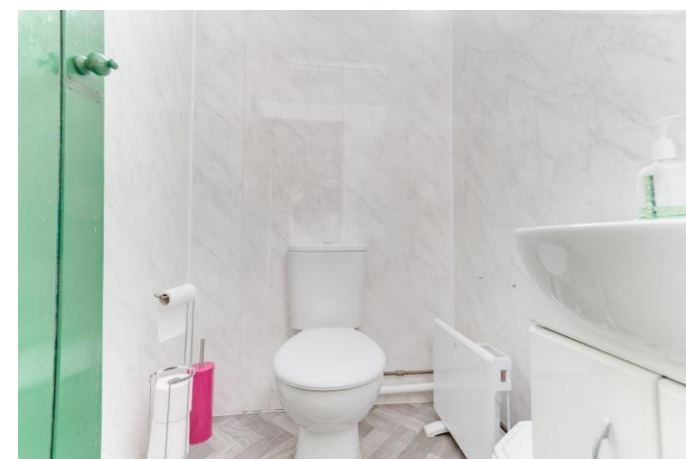
This well presented, three-bedroom, semi-detached house presents a spacious lounge, dining room, conservatory, fitted kitchen, two double & one single bedrooms, a shower room, a utility room, a grass-laid garden, and off-street parking.

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.



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](http://www.wissermortgageadvice.co.uk)

Property to sell?

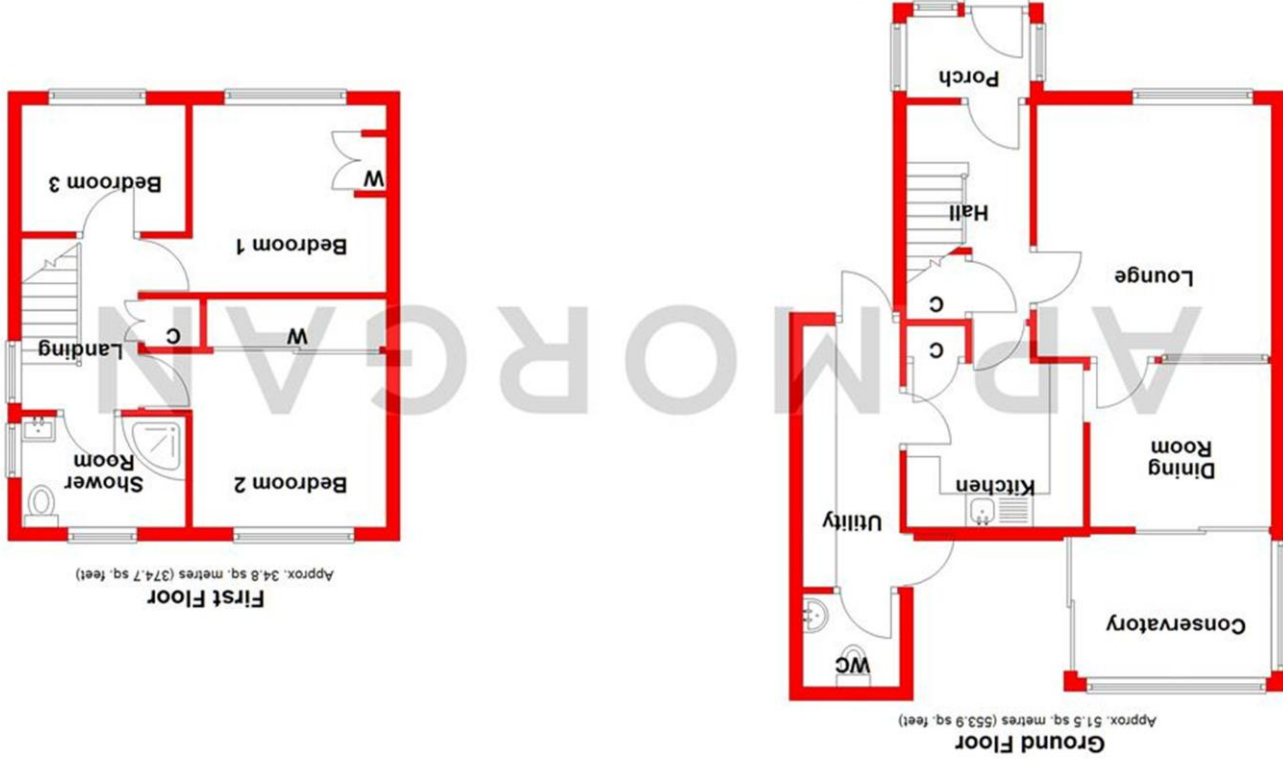
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 86.3 sq. metres (928.6 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 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. APMorgan and their employees and agents do not have any authority to give 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 APMorgan or the vendors. Equipment: APMorgan 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. APMorgan 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.