

A two-story red brick house with a white front door and bay windows. The house has a tiled roof and a chimney. The front door is white with a small arched window. There are white-framed bay windows on both floors. The house is set against a blue sky with some clouds. A large tree is visible in the background. A red banner is at the top left with the text 'AP MORGAN'. A red banner is at the bottom right with the text 'Chadwick Avenue, Rednal' and 'Offers in excess of £265,000'.

**AP MORGAN**

**Chadwick Avenue, Rednal**  
Offers in excess of £265,000



### Features:

- Three double bedrooms
- Spacious lounge & dining room
- Fitted kitchen
- Family bathroom
- Low maintenance garden
- Shared access driveway (potential to add parking space)
- Gas Central Heating
- Double Glazing
- Cul-de-sac Position
- Potential for Expansion
- Ideal for First Time Buyers, Families or as an investment for Landlords
- No Chain

### Description:

**\*OFFERED WITH NO ONWARD CHAIN\***

This very well presented, three bedroom, semi-detached family home is located in a quiet cul-de-sac offering convenient access to amenities such as Longbridge and Rubery town centres, reputable schools, and nearby nature spots like the Lickey Hills and Cofton Park.

**Ground Floor:** The ground floor opens to a spacious hallway with understairs storage, bright and inviting reception room currently split as a lounge/dining area, perfect for family gatherings and meals. The fitted kitchen is comfortable and modern offering ample counter space and integral appliances. Access to the rear garden is through either the Kitchen backdoor or the single french door in the dining room.

**First Floor:** Upstairs, the home offers three comfortable bedrooms with large windows and built-in storage, including a spacious main bedroom with a bay window that enhances the sense of space and light. A modern family bathroom with quality fixtures completes this level.

**Exterior:** The large garden features a lawn, perfect for children and pets to play, as well as a decking area, providing a fantastic space for outdoor dining, relaxation, or entertaining.





Set in a quiet, family-friendly area, this home is within easy reach of Longbridge and Rubery town centres, known for their variety of shops, cafes, and restaurants. Nearby, several well-regarded schools make this an excellent location for families. Outdoor enthusiasts will appreciate the close proximity to Lickey Hills Country Park and Cofton Park, ideal for weekend outings and nature walks.

**Details:**

**Hall**

**Lounge** 10'6" x 10'6" (3.2m x 3.2m) Both Max

**Dining Room** 12'6" x 10'6" (3.8m x 3.2m) Both Max

**Kitchen** 9'3" x 7'3" (2.82m x 2.2m)

**Landing**

**Bedroom One** 12'2" x 10'7" (3.7m x 3.23m) Both Max

**Bedroom Two** 10'11" x 10'7" (3.33m x 3.23m) Both Max

**Bedroom Three** 8'11" x 7'3" (2.72m x 2.2m) Both Max

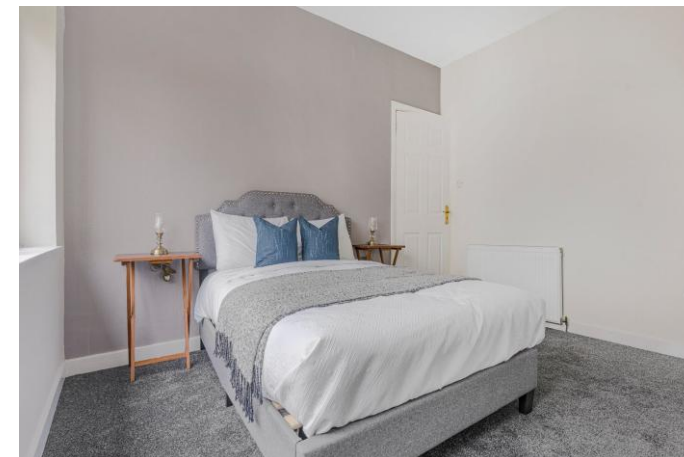
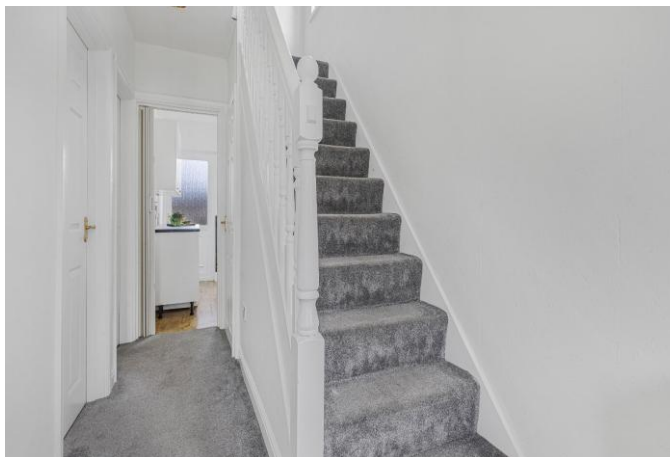
**Bathroom** 7'3" x 5'10" (2.2m x 1.78m)

**EPC Rating:** D

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

Property to sell?

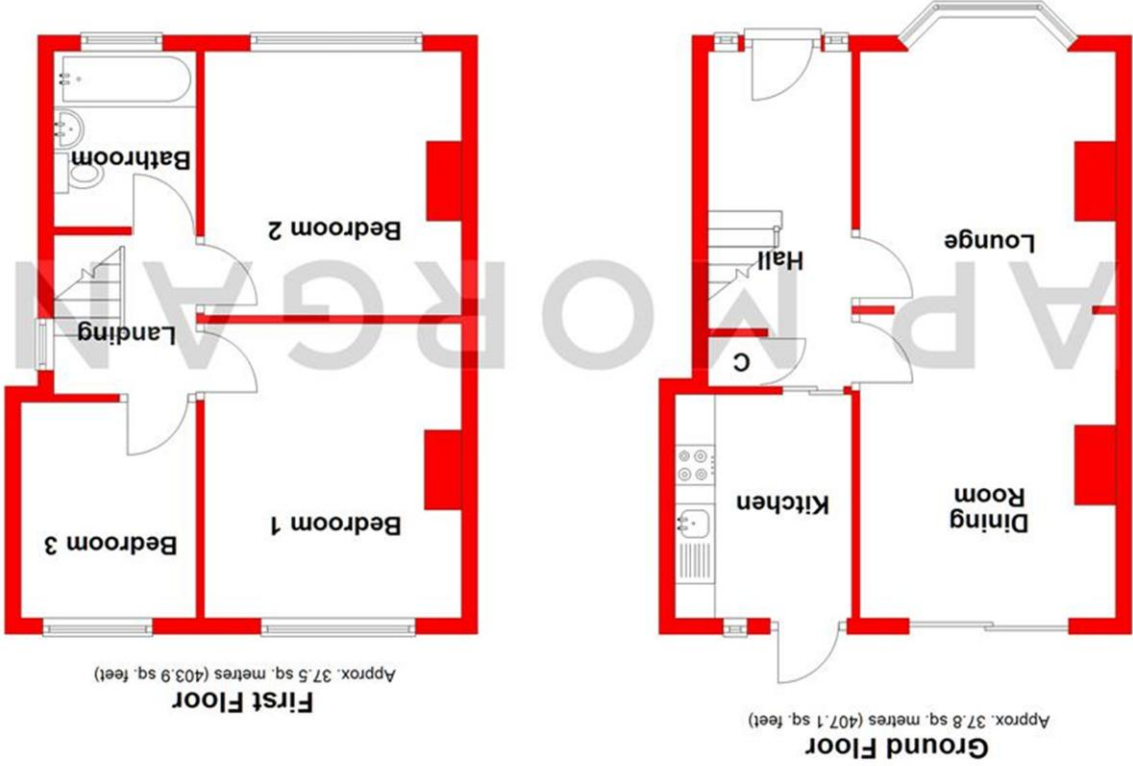
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 75.3 sq. metres (811.0 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 Planlup.

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.