

AP MORGAN



Shepley Road, Rednal
Offers in excess of £210,000

Features:

- Well-presented semi-detached house
- Two double bedrooms
- Open plan lounge/diner
- Good sized kitchen
- Stylish bathroom
- Off street parking

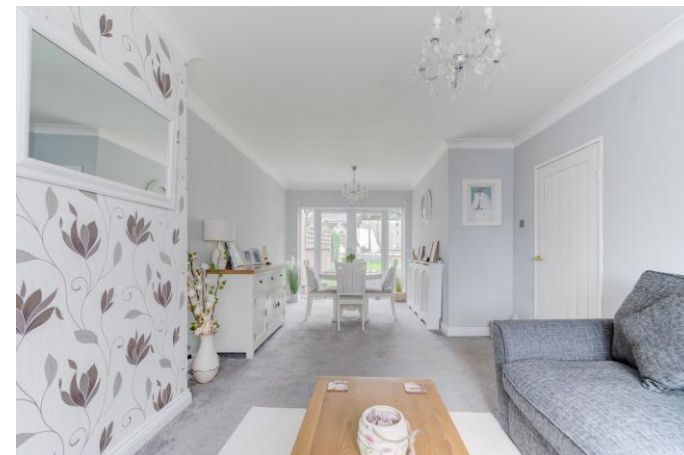
Description:

This well-presented and stylish two-bedroom semi-detached house is situated in the sought after area of Rednal, Birmingham. The ideal home for first time buyers with local amenities including shops, schools and parks conveniently located nearby.

Located in a quiet side road, upon approach to the property there is a good-sized front garden with several steps leading up to the front door as well as a side door for access into the lean to walkway. Off road parking is available at the front of the property with space for both residents and guests.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage space; stylish and open plan lounge/diner with double patio doors at the rear leading into the garden; good sized kitchen with integrated hob and oven as well as space for freestanding appliances and a side door leading into the lean to; first floor landing with large airing cupboard; two double bedrooms each benefiting from built-in wardrobes and finally a modern décor bathroom with bath and mixer shower.

The lovely rear garden has been well maintained and is a good size comprising of mostly lawn with both a patio area and a raised decking area at the rear perfect for outdoor furnishings. The lean to also provides ease of access to and from the front of the property for when carrying garden appliances and furnishings.



Situated in Rednal, Shepley Road is well-located for access to Lickey and Waseley Hills, in addition to Rubery High Street offering a range of convenience stores and within a near distance to the Golf Course. The surrounding areas provide additional shopping, schooling, and leisure facilities, including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment, and restaurants. Rednal and Rubery provide good transport links for commuters with easy access to the motorway network.

Details:

Hall

Lounge/Diner 23'7" x 11'5" (7.2m x 3.48m)

Kitchen 9'7" x 8'2" (2.92m x 2.5m)

Landing

Bedroom One 13'7" x 11'11" (4.14m x 3.63m)

Bedroom Two 11'7" x 9' (3.53m x 2.74m)

Bathroom 8'4" x 5'6" (2.54m x 1.68m)



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

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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.

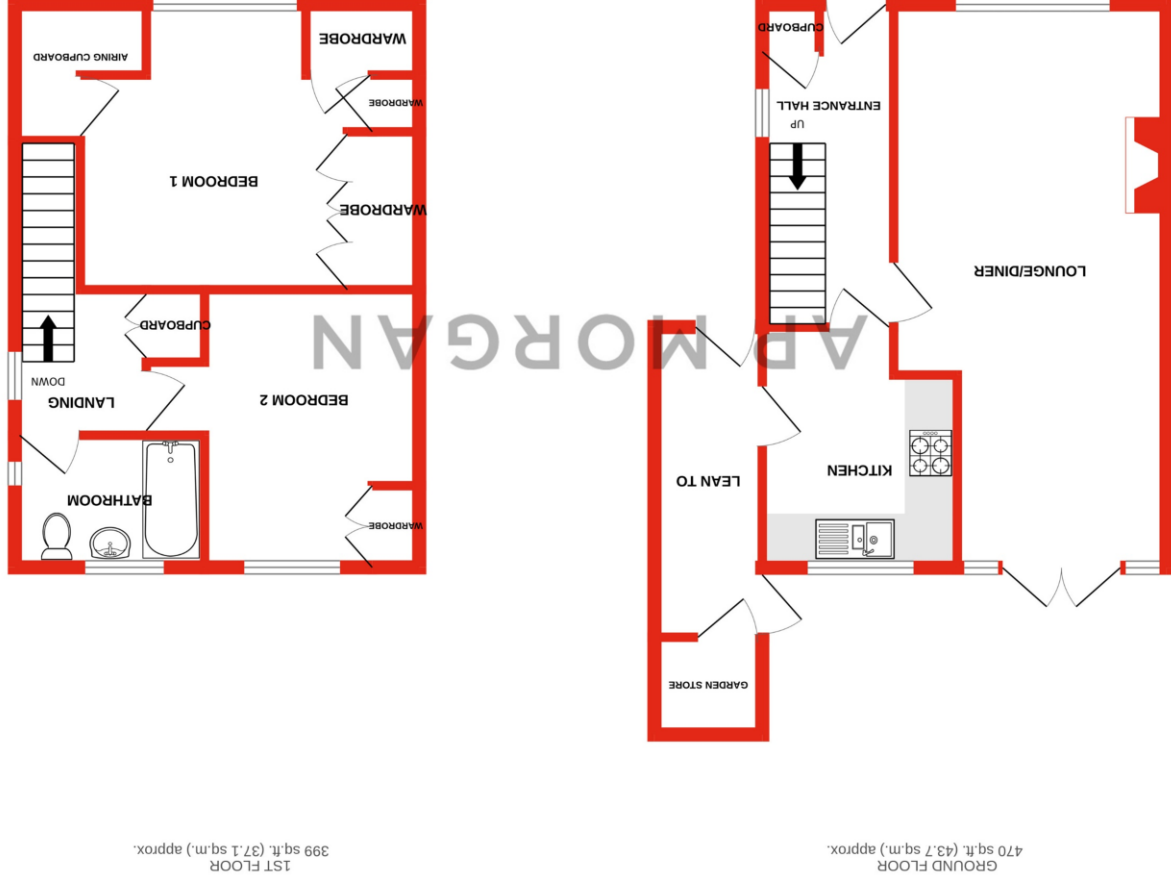
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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.

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