



AP MORGAN

**Waterhaynes Close, Rednal**  
Offers in excess of £280,000

**Features:**

- Two double & one single bedrooms
- Spacious lounge/diner
- Comfortable newly fitted kitchen
- Family shower room
- Plenty of storage
- Versatile grass laid garden
- Off street parking

**Description:**

This well-presented, semi-detached house situated in a quiet cul-de-sac in Rednal; presents, a spacious lounge/diner, comfortable newly fitted kitchen, two double and one single bedroom, family shower room, plenty of storage, versatile grass laid garden and off-street parking.

Approaching the property, there is a brick paved drive allowing parking for multiple vehicles, this gives access to the front door and rear access through a side gate.

Entering to the hall there is immediate access to the spacious lounge/diner which hosts space for multiple suites, an electric fireplace with a marble surround and a diner area with space for a dining table and chairs. Additionally, there are a set of French doors giving rear access and a door to the newly fitted kitchen. The kitchen is a comfortable size with plenty of counterspace and an integrated electric oven with features such as pyrolytic cleaning, grilling and air fryer functions. The kitchen also comprises of an integrated microwave, induction hob, dishwasher, wine cooler, fridge, freezer and 1 ½ sink. All appliances are newly fitted and are between 2-3 years old. The kitchen also provides access to the rear garden through a single French door.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear with integral storage. Bedroom Two is a double looking to the front also with integral storage and Bedroom Three is the single of the property which is currently being used as a nursery.

The rear garden opens to a paved patio with an external electric point; water tap and shed alongside space for outdoor furniture; this continues to a grass laid lawn giving ample space for outdoor activities. The garden is bordered by wooden panel fencing and allows front access to the drive via a side gate.



Situated in Rednal, the house is located within close proximity to Lickey Hills country park and golf course (0.3 miles), and approximately 1.5 miles to the Longbridge Retail Park and train station.

A short distance from various amenities including schools, shops, supermarkets and restaurants, there is also a leisure centre, IMAX cinema and bowling within 1 mile.

Conveniently located for access to Birmingham town centre (9.4 miles), Queen Elizabeth Hospital and Birmingham University sites. The property is also well-positioned for access to bus routes, M42 and M5 motorways.

#### **Details:**

##### **Hall**

**Lounge/Diner** 25'7" x 14'2" (7.8m x 4.32m) Both Max

**Kitchen** 10'10" x 7'5" (3.3m x 2.26m)

##### **Landing**

**Bedroom One** 8'11" x 14'2" (2.72m x 4.32m) 14'2 Max 12'5 to Wardrobes

**Bedroom Two** 11'5" x 8'2" (3.48m x 2.5m) Both Max 6'2 to Wardrobes

**Bedroom Three** 6'10" x 5'9" (2.08m x 1.75m)

**Shower Room** 4'10" x 8'2" (1.47m x 2.5m)

**EPC Rating:** C

**Council Tax Band:** C (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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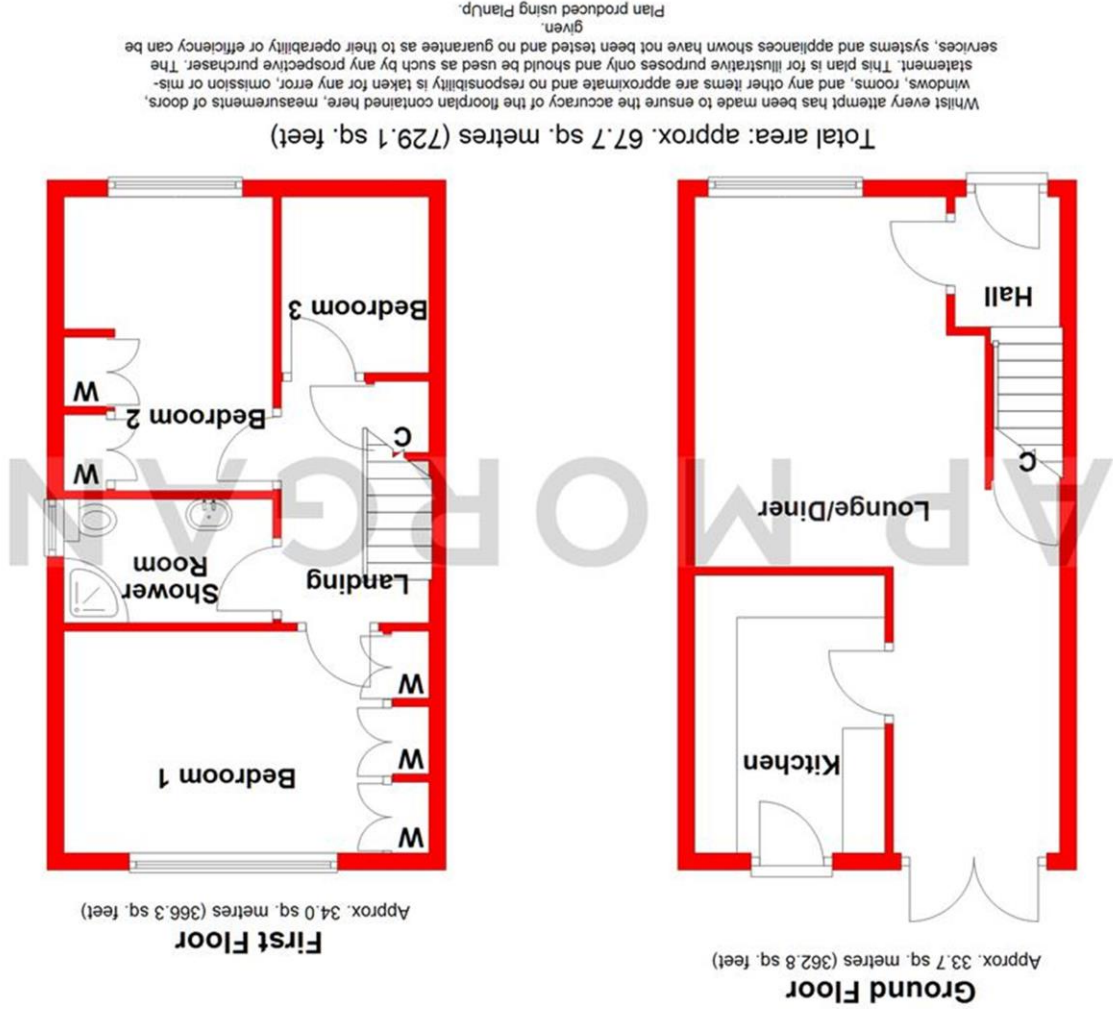
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