



AP MORGAN

Ambassador Avenue, Rednal
Asking Price £230,000

Features:

- Two double bedrooms
- Spacious lounge/breakfast kitchen/diner
- Fitted kitchen
- Modern family bathroom
- Plenty of storage
- Off-street parking
- Garage

Description:

This two double bedroom, semi detached coach house presents a spacious lounge/breakfast kitchen/diner, a family bathroom, plenty of storage space, off-street parking and a generous garage.

Approaching the property there is gravelled path and drive for parking a single vehicle and front access to a generous sized garage.

Entering the property to an entrance hall. There are immediately stairs leading up to the main landing. The lounge/kitchen/diner is spacious, giving room for multiple suites, a large dining table and chairs and plenty of counterspace, electric hob/oven, and sink with drain. The room is bright, with skylights helping to illuminate the space and features integral storage cupboards. Bedroom One is a large double looking to the front aspect, Bedroom Two is similarly a double looking to the rear, the family bathroom is modern featuring a washbasin, WC and bath. The landing also hosts an integral cupboard.

Situated in Rednal, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.



Details:

Hall

Lounge/Breakfast Kitchen/Diner 19'11" x 16'3" (6.07m x 4.95m)

Bedroom One 11'3" x 11'7" (3.43m x 3.53m)

Bedroom Two 8'4" x 11'6" (2.54m x 3.5m)

Bathroom 5'6" x 6'7" (1.68m x 2m)

EPC Rating: B

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 Wiser 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.wisermortgageadvice.co.uk

Property to sell?

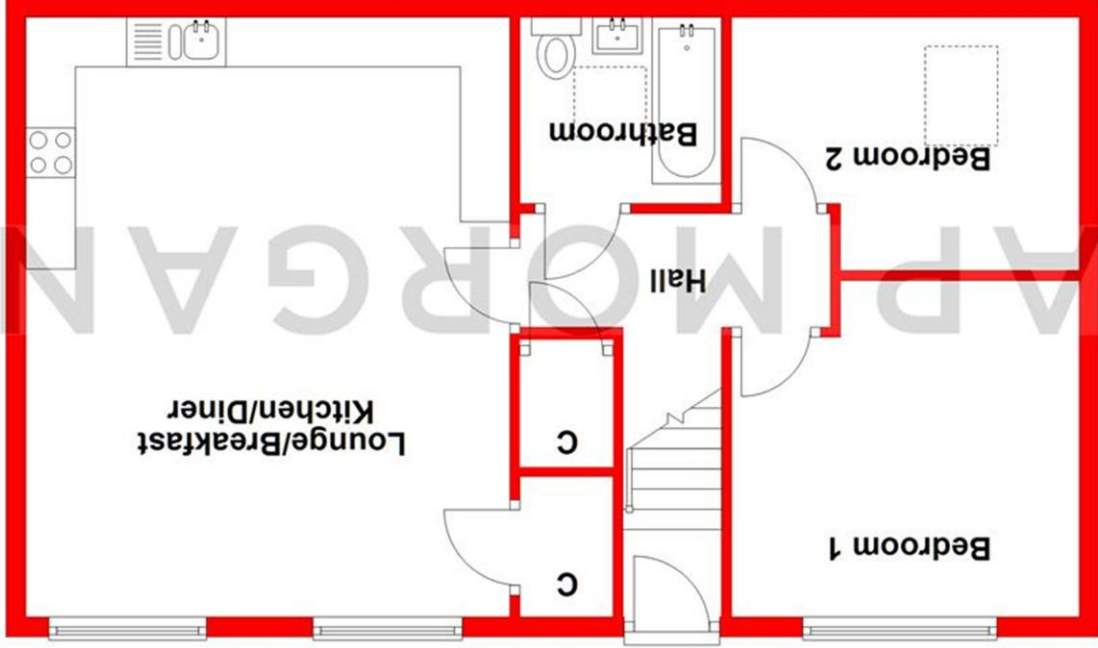
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Ground Floor
Approx. 63.8 sq. metres (686.4 sq. feet)

Total area: approx. 63.8 sq. metres (686.4 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. 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.