

**AP MORGAN**



**Ryde Park Road, Rednal, Birmingham**  
Offers in the region of £230,000

**Features:**

- Semi-detached home
- Two spacious bedrooms
- Generous sized living areas
- Modern, well-fit kitchen
- Useful utility room and storm porch
- Great rear garden
- Large driveway
- Close to shops, well-regarded schools and transport links

**Description:**

Introducing this two-bedroom semi-detached home, situated in the sought-after area of Rednal, Birmingham. The property offers spacious living areas, two generous bedrooms, a modern, well-fitted kitchen, and the added benefit of a multi-car driveway — all conveniently located close to shops, supermarkets, well-regarded schools, and excellent transport links.

On arrival, the property presents a large driveway suitable for multiple vehicles, providing easy parking, along with a side walkway ideal for bin or general storage.

Upon entry, the property comprises a porch and hallway leading into the lounge, which offers a spacious living area with a bay window that creates a bright and airy feel. The lounge opens into the dining room, providing an ideal space for a family dining table, with sliding doors that open onto the rear garden. From the dining room, you can also access the kitchen, which is equipped with ample storage cupboards, space for free-standing appliances, and an open window through to the utility room. The utility provides additional storage cupboards, under-counter space with plumbing for appliances, and a door leading into the storm porch — a bright and spacious area for relaxation and entertainment, featuring a log burner and further sliding doors leading to the rear garden.

The first floor leads from the landing to the first bedroom — a generous double with multiple fitted wardrobes offering maximum storage. The second bedroom is also a double, with space for storage units. The bathroom comprises a toilet, wash basin with built-in storage, and a bathtub with an overhead shower.



The rear garden is initially paved, providing an excellent space for outdoor furniture and dining, with a pathway leading to the bottom of the garden. Adjacent to the storm porch is a large shed, with a further shed positioned at the end of the garden, perfect for additional storage. The remainder of the garden is laid to lawn and enclosed by fencing.

Situated in Rednal, the property enjoys convenient access to Rubery High Street, which offers a range of local amenities. The surrounding areas provide further shopping facilities, supermarkets, schools, parks, and the nearby Longbridge development — home to excellent shopping, entertainment, and eateries. The property also benefits from strong transport links, including easy access to major road networks and the motorway system.

**Details:**

**Porch** 2'5" x 5'7" (0.74m x 1.7m)

**Hall**

**Lounge** 13'7" x 11'6" (4.14m x 3.5m)

**Dining Room** 14'7" x 9'9" (4.45m x 2.97m) max dimensions

**Kitchen** 10'1" x 7'10" (3.07m x 2.4m) max dimensions

**Utility** 6'11" x 7'10" (2.1m x 2.4m)

**Storm Porch** 12'9" x 9'3" (3.89m x 2.82m)

**Landing**

**Bedroom 1** 9'9" x 14'9" (2.97m x 4.5m) max dimensions

**Bedroom 2** 11'9" x 11'9" (3.58m x 3.58m) max dimensions

**Bathroom** 5'6" x 8'2" (1.68m x 2.5m)

**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.



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### Property to sell?

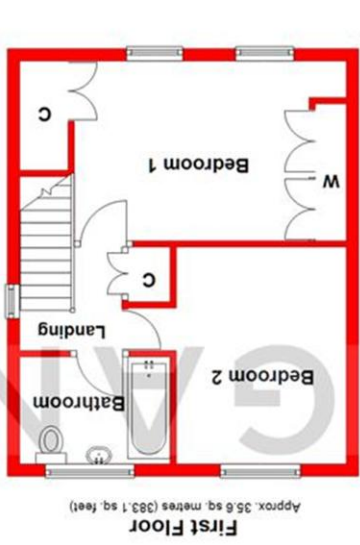
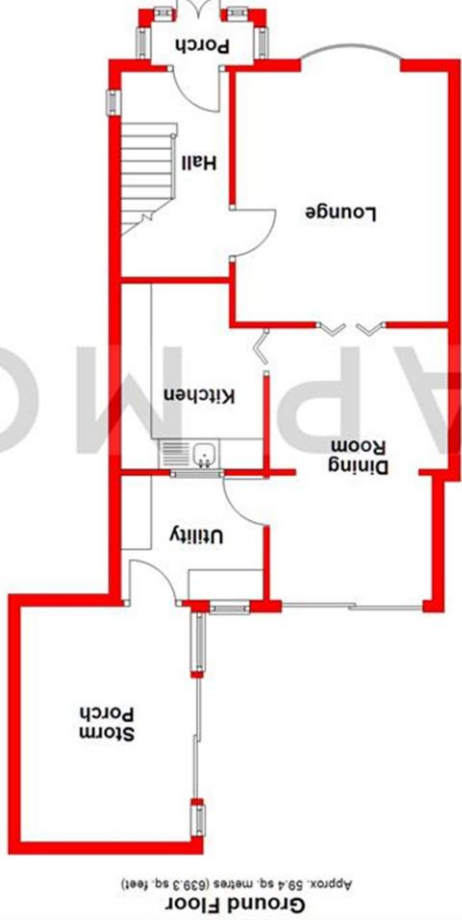
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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### Identity Checks

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Total area: approx. 95.0 sq. metres (1022.3 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.

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