



AP MORGAN

Belton Grove, Rednal
Offers in the region of £230,000

Features:

- Two double bedrooms
- Generous lounge
- Spacious kitchen/diner
- Conservatory
- Family bathroom
- Side utility and storage room
- Low maintenance rear garden
- Off street parking
- Well positioned for amenities

Description:

This well-presented, two-bedroom house presents a generous lounge, spacious kitchen/diner, conservatory, family bathroom, a side utility and storage room, a low maintenance rear garden, off-street parking and excellent positioning for amenities.

Approaching the property there is a paved drive offering parking for multiple vehicles with front access to the porch and side access to the utility through an alley.

Entering the property, the porch is large, offering space for removing outdoor clothing and footwear. Continuing to the hall there is an integral cupboard and stairs leading to the first-floor landing. The generous lounge presents integral storage cupboards, space for multiple suites and a window looking to the front drive. The kitchen/diner is modern with plenty of counterspace, white fitted cabinetry, an integral electric hob, electric oven and additional space/plumbing for freestanding appliances. The diner area hosts space for a dining table and chairs while giving access to the conservatory through a sliding door. The conservatory is large providing space for freestanding furniture and panoramic views of the rear garden. The ground floor is completed by a utility corridor and storage space accessed from the rear garden and side alley.

The first floor comprises of Bedroom One, a large double looking to the front aspect with an integral storage cupboard, Bedroom Two is a second large double which looks to the rear. The family bathroom is also large presenting a washbasin, WC and bath/shower. The first floor is completed by multiple storage cupboards accessed from the landing.



The rear garden is spacious & low maintenance, opening to a paved lawn with the utility/storage area to the side, this offers ample space for outdoor furniture and activities. The garden is bordered by wooden panel fencing.

Situated roughly 1.1 miles from Longbridge, in a safe and quiet cul-de-sac, the rear isn't overlooked but backs onto a privately owned playing field, this house is positioned close to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

Details:

Porch

Hall

Lounge 13'1" x 11'6" (4m x 3.5m)

Kitchen/Diner 8'1" x 17'5" (2.46m x 5.3m)

Conservatory 8'11" x 7'2" (2.72m x 2.18m)

Utility 12'9" x 5'5" (3.89m x 1.65m) Both Max

Storage 14'1" x 5'5" (4.3m x 1.65m)

Landing

Bedroom One 9'7" x 14'10" (2.92m x 4.52m)

Bedroom Two 11'5" x 11'9" (3.48m x 3.58m)

Bathroom 5'6" x 9'2" (1.68m x 2.8m)

EPC Rating: D

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.



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