

**AP MORGAN**



**Wolverton Road, Rednal**  
Offers in the region of £200,000

**Features:**

- Two double & one single bedrooms
- Spacious lounge/dining room
- Generous kitchen
- Garden room
- Ground floor WC
- Shower room
- Versatile grass-laid garden
- Off-street parking

**Description:**

This three-bedroom, semi-detached house is perfect for first time buyers or investors. Presenting a spacious lounge/dining room, generous kitchen, garden room, ground floor WC, a shower room, versatile grass laid garden and off-street parking.

Approaching the property, there is a tarmac drive with space for parking multiple vehicles with front access to the hall and rear access via a side gate.

Entering the hall, there is immediate access to the lounge/dining room which is spacious and presents a gas fireplace, a front facing bay window and access to a rear garden room through a patio door. The garden room allows for additional freestanding furniture and gives rear garden access through a double-glazed patio door. The kitchen is accessed from the main hall presenting ample counterspace and an integral electric oven, gas hob, sink with drain and space/plumbing for freestanding appliances; there is additionally an integral under stairs storage cupboard accessed from the kitchen. The ground floor is completed by a WC accessed through a rear porch.

Ascending to the first-floor landing, Bedroom One is a large double looking to the front with plenty of space for freestanding furniture, Bedroom Two is also a large double looking to the rear aspect and Bedroom Three is the single of the property looking to the front. The family shower room presents a washbasin, WC and a walk-in shower.

The rear garden opens to a paved patio which allows space for outdoor furniture and storage via a freestanding shed. The garden continues to a raised grass-laid lawn with ample room for outdoor activities. The garden is bordered by flower beds and wooden panel 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:**

**Hall**

**Lounge/Dining Room** 24'1" x 11'5" (7.34m x 3.48m) Both Max

**Kitchen** 18' x 6'10" (5.49m x 2.08m) Both Max

**Garden Room** 6'5" x 9'10" (1.96m x 3m)

**Porch**

**Ground Floor WC** 4'10" x 3' (1.47m x 0.91m)

**Landing**

**Bedroom One** 12'4" x 10'2" (3.76m x 3.1m) Both Max

**Bedroom Two** 12' x 11'1" (3.66m x 3.38m)

**Bedroom Three** 8'1" x 6'10" (2.46m x 2.08m)

**Shower Room** 8'5" x 5'11" (2.57m x 1.8m)

**EPC Rating:** D

**Council Tax Band:** (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](http://www.wissermortgageadvice.co.uk)

Property to sell?

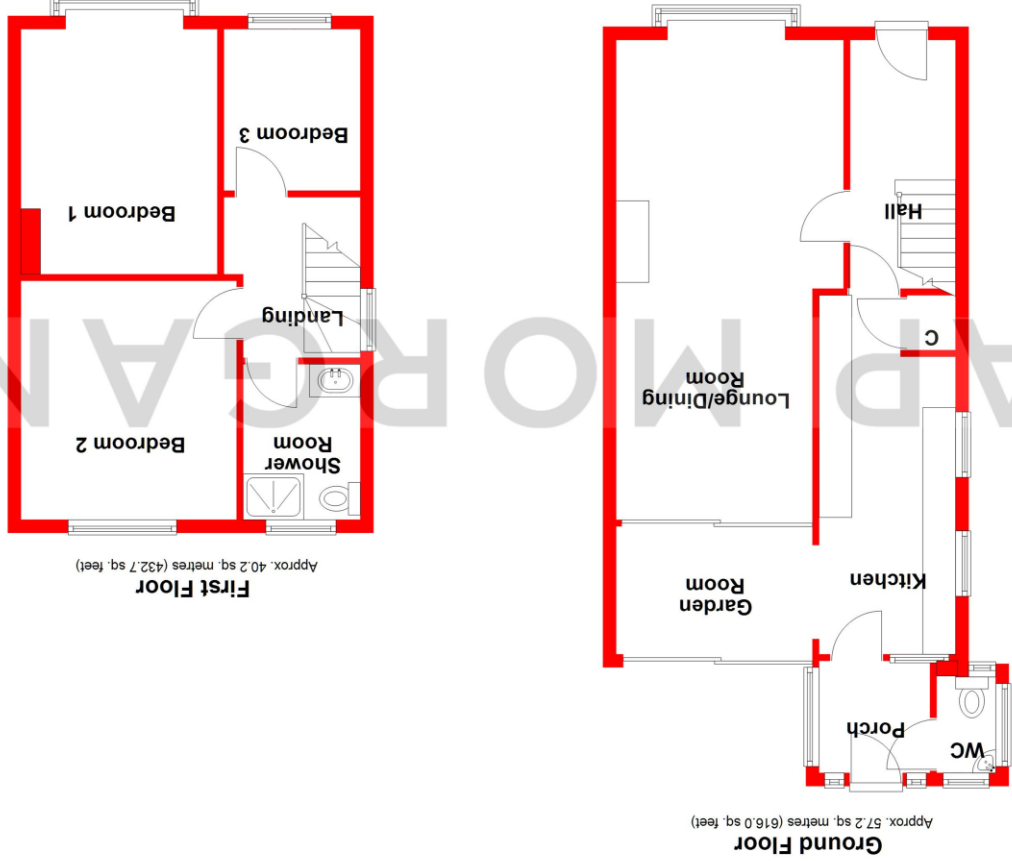
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

Total area: approx. 97.4 sq. metres (1048.7 sq. feet)

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.