

AP MORGAN



Callow Rise, Rednal
Offers in the region of £360,000

Features:

- New build
- Three double bedrooms
- Generous lounge
- Spacious fitted kitchen/diner
- Ground floor WC
- Utility cupboard
- Contemporary bathroom
- En-suite shower room
- Double drive
- Prime positioning for amenities

Description:

This beautifully presented, three-bedroom, end of terrace house is newly built; situated in Longbridge the property presents a generous lounge, a spacious fitted kitchen/diner, ground floor WC, utility cupboard, a contemporary bathroom, en-suite shower room and a double drive.

Approaching the property, the double drive allows parking for multiple vehicles with a paved path giving access to the front door.

Entering to the hall, there is plenty of space for removing outdoor footwear and jackets. The generous lounge hosts space for multiple suites and freestanding furniture with integral storage cupboards. The spacious fitted kitchen/diner is modern and hosts an integral fridge/freezer, electric oven, gas hob, dishwasher and sink with drain. The diner area offers space for a dining table and chairs with a utility cupboard presenting additional counterspace and space/plumbing for freestanding appliances. Additionally, there is side access to the garden through double French doors. The ground floor is completed by a WC.

Ascending to the first-floor landing, Bedroom One presents a spacious double looking to the front aspect, hosting space for freestanding furniture, an integral wardrobe and access to an adjoining en-suite shower room which hosts a washbasin, WC and shower. Bedroom Two is also a large double looking to the front aspect, additionally hosting an integral wardrobe. Bedroom Three is the final double which looks to the side aspect and similarly hosts an integral wardrobe.



The garden opens to a paved patio presenting space for freestanding furniture and external storage. This continues to a grass laid lawn allowing for outdoor activities. The garden is bordered by wooden panel fencing.

This location is ideal for families, situated in close proximity to Longbridge Shopping Park providing ease of access to local amenities such as shops, supermarkets, restaurants and recreational grounds such as The Lickey Hills and Cofton Park, several primary and secondary schools, plus Longbridge train station and the A38.

Details:

Hall

Lounge 17' x 10'1" (5.18m x 3.07m) Both Max

Kitchen/Diner 16'11" x 9'5" (5.16m x 2.87m) Both Max

Ground Floor WC 5'6" x 2'9" (1.68m x 0.84m) Both Max

Landing

Bedroom One 13'5" x 9'2" (4.1m x 2.8m) Both Max

En-suite Shower Room 3'1" x 9'7" (0.94m x 2.92m)

Bedroom Two 8'4" x 8'9" (2.54m x 2.67m) Both Max

Bedroom Three 8'4" x 8'9" (2.54m x 2.67m) Both Max

Bathroom 6'2" x 6'6" (1.88m x 1.98m) Both Max

EPC Rating: B

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.



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?

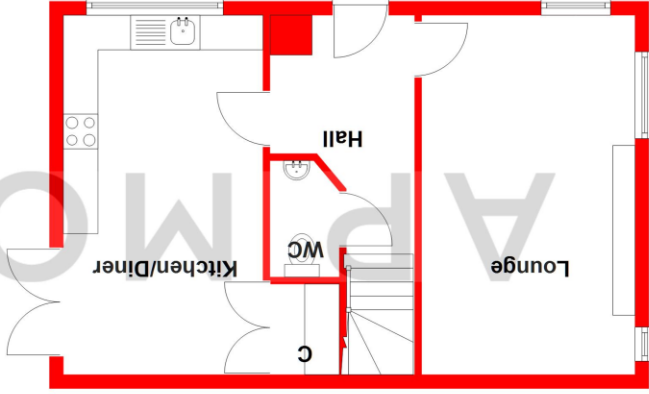
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

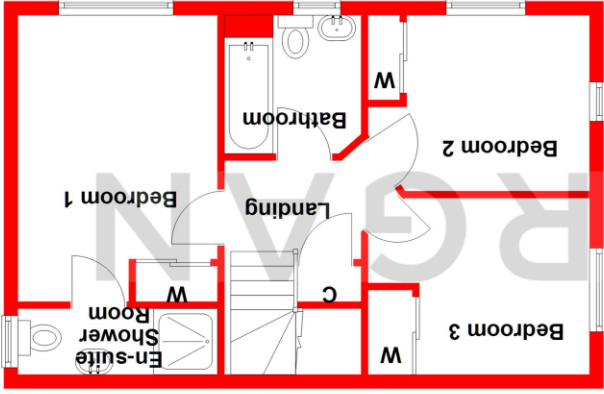
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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. 42.6 sq. metres (458.8 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.3 sq. feet)

Total area: approx. 85.3 sq. metres (918.1 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.