

AP MORGAN



Rednal Hill Lane, Rednal
Offers in the region of £399,950

Features:

- Two double & one single bedrooms
- Generous lounge
- Large kitchen
- Spacious dining room
- Vast garden
- Utility
- Off street parking

Description:

This well presented, semi-detached, three bedroom house presents a generous lounge, a spacious dining room, a large fitted kitchen, a newly planted grass laid garden, a utility room and off street parking.

Approaching the property, there is a newly laid gravel drive allowing parking for multiple vehicles. The drive provides access to the front of the property and the utility room. It is bordered by hedges and a front planting area.

Entering the property to the hall, there is immediate access to the generous lounge which gives space for multiple suites and presents a bay window looking to the front aspect. The dining room is spacious giving access to the rear garden and sporting a wood burning fireplace. The kitchen is fitted with an integral electric oven, hob and a sink while also providing integral storage cupboards and access to the utility room to the side of the property. The utility is newly fitted and allows both front and rear access broadening to an open space at the front of the property, suitable for counters and freestanding appliances.

Ascending to the first floor, the landing presents Bedroom one, a spacious double looking to the front aspect, Bedroom two is also a double, looking to the rear. Bedroom three is a single room looking to the rear aspect. The bathroom is modern presenting a washbasin, WC and a bath/shower.

The newly planted grass laid garden, opens to a paved patio area perfect for outdoor furniture; the garden continues to a grass-laid lawn, offering plenty of space for outdoor activities. The garden is bordered by wooden panel fencing & hedges.



Situated in Birmingham, 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:

Entrance Hall

Lounge 11'11" x 6'9" (3.63m x 2.06m) Max into bay

Dining Room 13'5" x 10'11" (4.1m x 3.33m)

Kitchen 10'3" x 10'10" (3.12m x 3.3m)

Utility Room 21'4" x 9' (6.5m x 2.74m) Both max

First Floor Landing

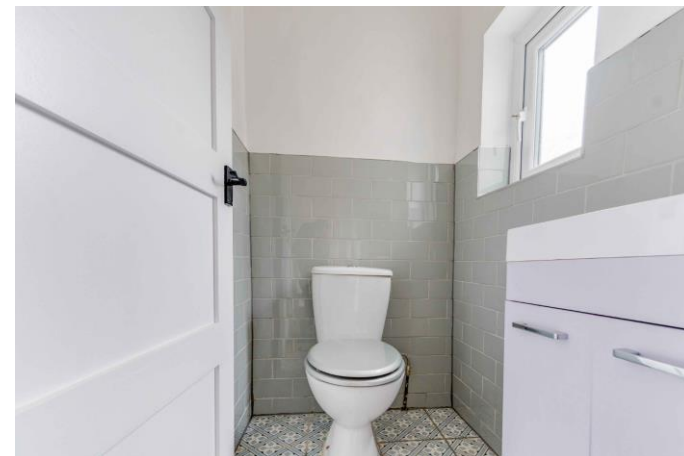
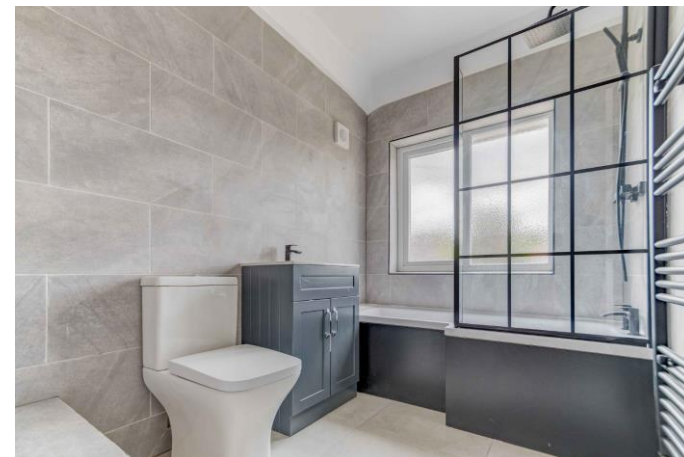
Bedroom One 12'9" x 10'11" (3.89m x 3.33m) Both max

Bedroom Two 11' x 10'11" (3.35m x 3.33m) Both max

Bedroom Three 7'5" x 11' (2.26m x 3.35m)

Bathroom 7'11" x 5'11" (2.41m x 1.8m)

W/C 3'5" x 4'11" (1.04m x 1.5m)



EPC Rating: E

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?

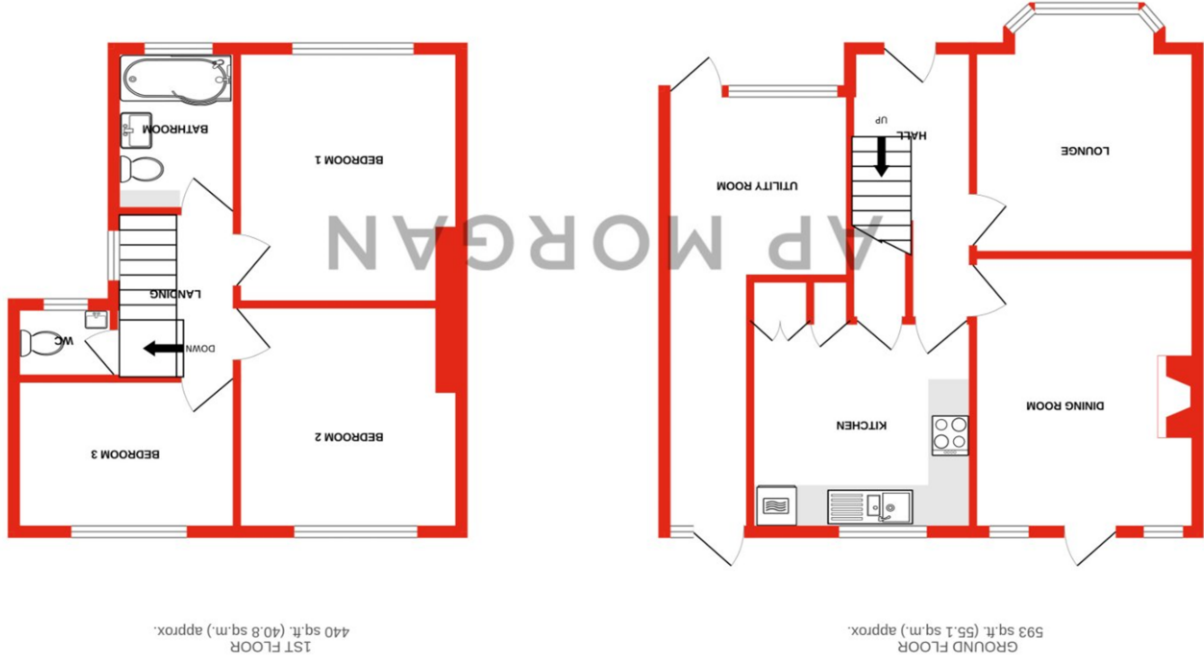
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



While 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.

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