

AP MORGAN

Windmill Avenue, Rednal, Birmingham
Offers in the region of £300,000

Features:

- Spacious semi-detached house
- Three Bedrooms
- Open plan lounge/diner with conservatory
- Convenient sized kitchen
- Family bathroom
- Large rear garden
- Driveway and garage
- EPC- TBC

Description:

This spacious and well maintained, three-bedroom semi-detached house is situated on a sought-after residential road in Rednal, Birmingham. The perfect family home with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Upon approach to the property there is a large multi-car driveway which also provides access to the attached single car garage.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage cupboard; spacious and open plan lounge/diner with large sliding door at the rear leading into the bright conservatory; convenient sized kitchen with space for freestanding appliances and rear door leading into the garden; first floor landing; two double bedrooms with built in wardrobes; good sized single bedroom which is L-shaped and has space for an office desk and chair; finally a family bathroom with bath and mixer shower.

The rear garden is a very good size comprising of a large lawn and patio area perfect for outdoor furnishings. There is also a side entrance from the front of the house for ease of access.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



Details:

Lounge/diner 22'3" x 11'5" (6.78m x 3.48m)

Kitchen 13'5" x 7' (4.1m x 2.13m)

Conservatory 11'1" x 10'2" (3.38m x 3.1m)

Bedroom One 11'5" x 10'11" (3.48m x 3.33m)

Bedroom Two 11'6" x 10'11" (3.5m x 3.33m)

Bedroom Three 13'7" x 11'7" (max) (4.14m x 3.53m (max))

Bathroom 8'8" x 6'11" (2.64m x 2.1m)

Garage 17'3" x 7'4" (5.26m x 2.24m)

Hallway

Landing

EPC Rating: To be confirmed

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.

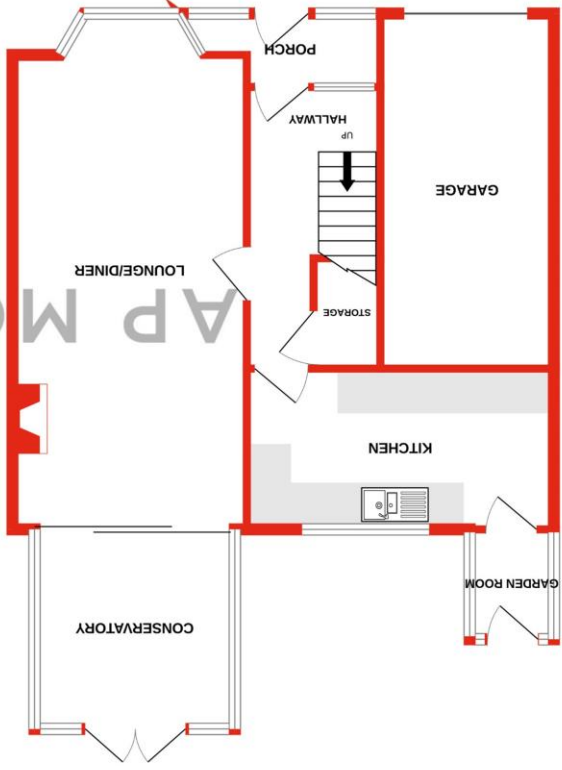
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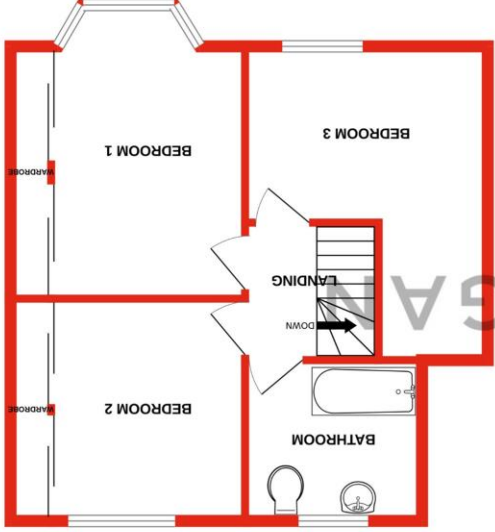
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

GROUND FLOOR



1ST FLOOR



97 WINDMILL AVENUE

Which 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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