

**AP MORGAN**



**Cofton Park Close, Rednal, Birmingham**  
Offers in the region of £300,000

### Features:

- Modern end-terrace house
- Three good sized bedrooms
- Stylish and open plan living space
- Modern kitchen/Diner
- Family bathroom, en-suite and downstairs W.C
- Large rear garden
- Driveway and garage
- EPC- C

### Description:

This stylish and modern three-bedroom end-terraced house is situated in the popular area of Rednal, Birmingham on the site of the old MG/Rover car factory. The ideal family home with an open plan living space and local amenities including shops, restaurants and schools all located nearby.

Located down a private side road, upon approach to the property there is a driveway running along the side of the house with space for two vehicles as well as providing access to the attached single car garage.

Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C/utility room; stylish lounge with large bay window; modern and open plan kitchen/diner with integrated appliances including double oven, gas hob, dishwasher, fridge and freezer as well as double patio doors at the rear providing access into the garden; first floor landing; two double bedrooms with the main bedroom benefiting from an en-suite shower room; one single bedroom and a contemporary designed family bathroom with bath and shower mixer.

The large rear garden comprises of mostly lawn with a patio area perfect for outdoor furnishings with the added benefit of having a fold away awning for that extra bit of shade during the summer. There is also a rear door providing access into the garage which saves moving garden appliances through the house.

The property benefits from proximity to Longbridge train station. Nearby Longbridge town centre features a wide range of local amenities and shops. 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** 19'11" x 9'10" (6.07m x 3m)

**Kitchen/Diner** 16'8" x 9'3" (5.08m x 2.82m)

**Bedroom One** 10'10" x 10'1" (3.3m x 3.07m)

**Bedroom Two** 10'7" x 10'1" (3.23m x 3.07m)

**Bedroom Three** 9'3" x 6'4" (2.82m x 1.93m)

**Bathroom** 7'1" x 6'4" (2.16m x 1.93m)

**En-suite** 7'1" x 4'9" (2.16m x 1.45m)

**W.C** 8'5" x 4'2" (2.57m x 1.27m)

**Garage** 16'10" x 10'2" (5.13m x 3.1m)

**EPC Rating:** C

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

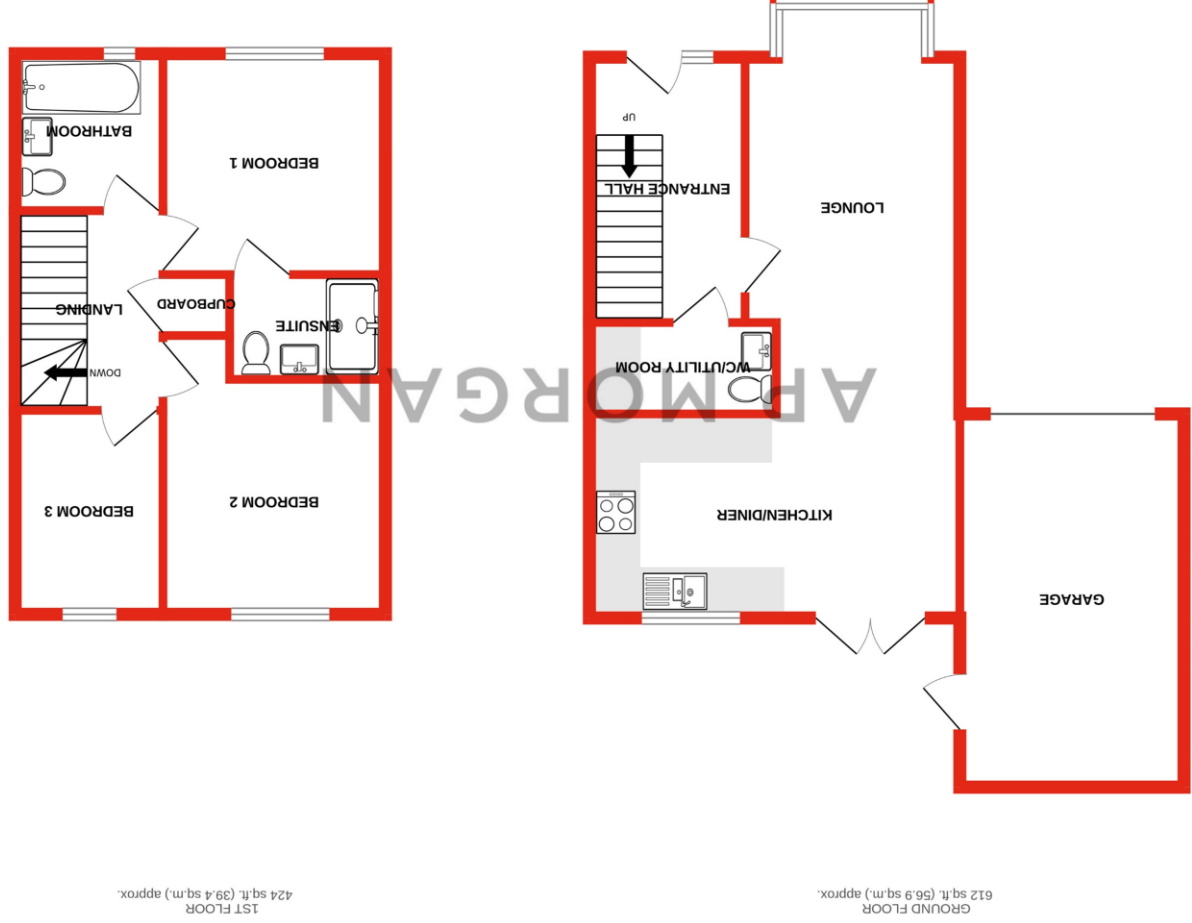
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

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.

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