

AP MORGAN



Boleyn Road, Rubery
£825 per month

Features:

- Recently refurbished one bedroom ground floor maisonette,
- Substantial lounge/diner,
- Modern fitted kitchen,
- Contemporary shower room,
- One double bedroom,
- Plenty of storage,
- A versatile rear garden
- Prime positioning for amenities access.

Description:

This recently refurbished one bedroom ground floor maisonette in Rednal is now available to let, presenting a substantial lounge/diner, modern fitted kitchen, contemporary shower room, one double bedroom, plenty of storage, a versatile rear garden and is in prime positioning for amenities access.

Approaching the property, there is a hedge at the front with a paved path giving access to the front door and external storage. There is also a side alley allowing for rear garden access through the rear gate.

Entering the hall, the substantial lounge/diner presents multiple suites, free-standing furniture and is well illuminated from a large front-facing window and rear patio doors leading to the garden. Additionally, there is space for a dining table and chairs, and is completed by an integral storage cupboard. The kitchen is also accessed from the hall, offering ample counter space, an integral electric oven, gas hob, double sink with drain and space/plumbing for freestanding appliances. The shower room is contemporarily decorated with sandstone effect tiling and presents a wash basin, WC, and shower. There is additional space for storage under the wash basin counter. The double bedroom is large, hosting space for freestanding furniture, and a double bed, with a view looking to the rear garden.

The rear garden is accessed from the lounge/diner and opens to a generously sized paved patio with space for garden furniture and entertaining. This continues to a grass-laid lawn, hosting space for outdoor activities and is encompassed by a brick wall and wooden fencing, which gives privacy. The garden is completed by a rear door leading to a side alley.



Details:

Entrance Hall

Lounge/Diner 16'1" x 16'3" (4.9m x 4.95m) Both Max

Kitchen 9'11" x 7'11" (3.02m x 2.41m) Both Max

Bathroom 9'1" x 5'1" (2.77m x 1.55m) Both Max

Bedroom One 12'6" x 10'9" (3.8m x 3.28m) Both Max



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

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 01384 319 400, 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.

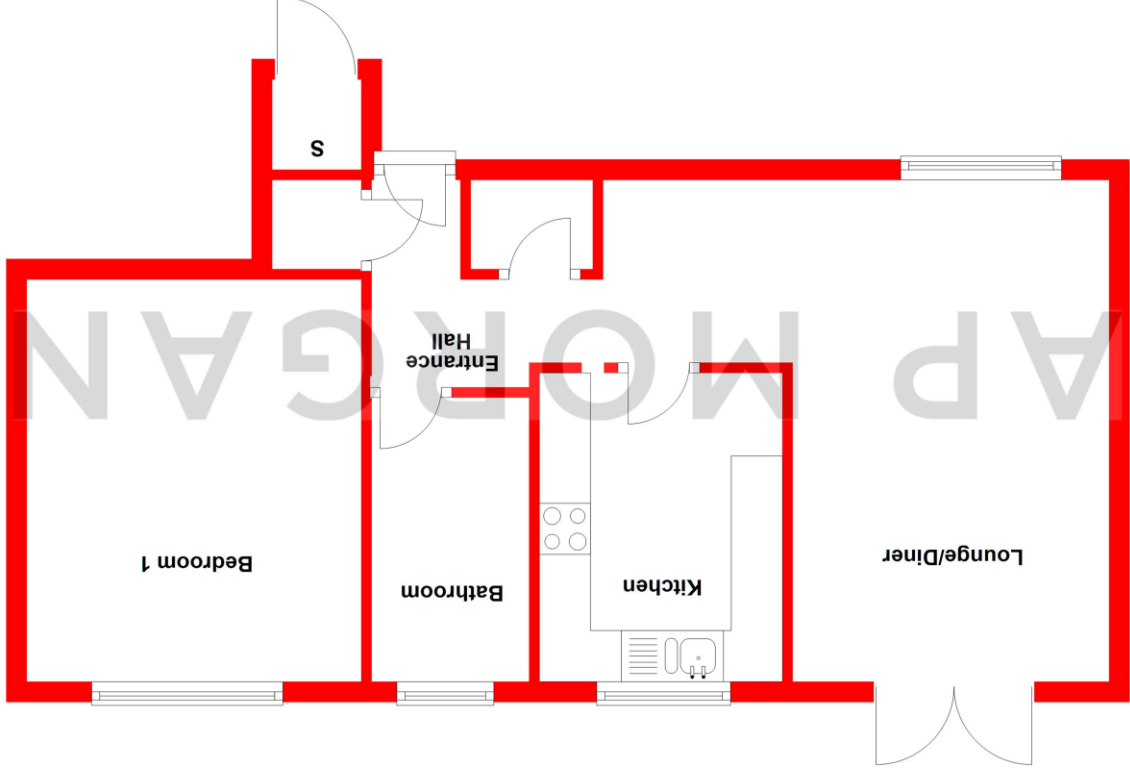
Need a solicitor?

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.

Ground Floor
Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 47.7 sq. metres (513.6 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 Planlup.

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