

**AP MORGAN**



**Ash Bridge Court, Rednal**  
Offers in excess of £375,000

### Features:

- Quiet Private Cul-De-Sac Location
- High End Newly Built 3 Bedroom Semi-Detached
- Downstairs WC
- Fully Integrated Modern Kitchen
- Large Lounge Diner With Garden Access
- Master Bedroom With En-Suite
- Driveway Parking For Two Vehicles
- Private Low-Maintenance Garden

### Description:

Situated in the popular and well-established location of Rednal is this immaculate three-bedroom semi-detached home, offering well-balanced accommodation ideal for modern living. The property is presented to a high standard throughout and benefits from generous living space and a practical layout.

### Approach

The property is approached via a private driveway providing off-road parking for two vehicles, leading to the main entrance.

### Accommodation

Once inside, the interior briefly comprises a welcoming entrance hallway with cloak storage and a convenient ground-floor WC. There is a spacious and bright lounge/diner providing an excellent space for both relaxing and entertaining, with double doors opening onto the rear garden. The fitted kitchen offers ample storage and worktop space and enjoys views to the front aspect.

To the first floor, the landing gives access to three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom.

### Outside

Moving outside, the property enjoys a beautifully landscaped and private rear garden, ideal for outdoor dining, entertaining, and family enjoyment.



## Location

The property is conveniently located close to a wide range of local amenities. Excellent public transport links are nearby, along with easy access to major motorway networks, making this an ideal choice for commuters.

## Details:

### Hallway

**Kitchen** 12'10" x 10' (3.9m x 3.05m)

**Downstairs WC** 6'4" x 4'2" (1.93m x 1.27m)

**Lounge/Diner** 17'5" x 15'5" (5.3m x 4.7m)

### Landing

**Master Bedroom** 13'9" x 12'10" (4.2m x 3.9m) Both Max

**Ensuite** 6'11" x 5'9" (2.1m x 1.75m)

**Bedroom 2** 12'4" x 10'6" (3.76m x 3.2m)

**Bedroom 3** 12'4" x 7'1" (3.76m x 2.16m)

**Bathroom** 7'1" x 7'1" (2.16m x 2.16m)

### EPC Rating: B

**Council Tax Band:** D (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)

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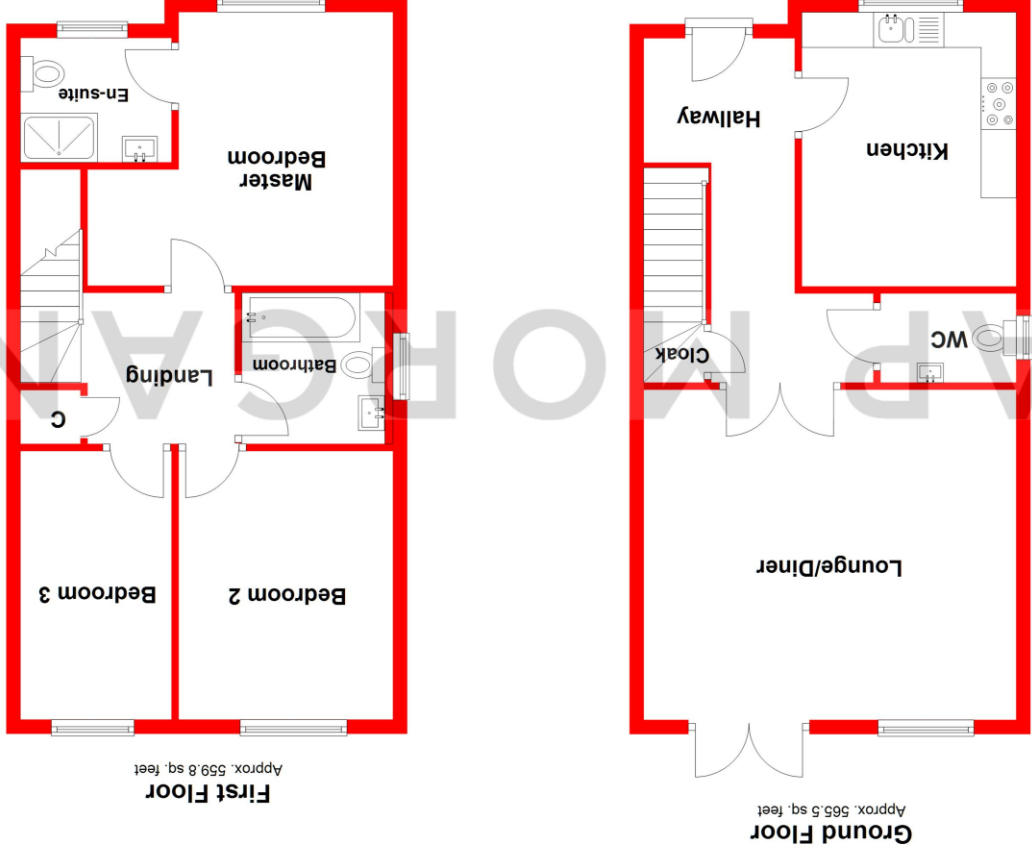
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