

AP MORGAN



Nightingale Grove, Rednal
Offers in excess of £375,000

Features:

- Beautifully presented, three-bedroom, end terrace house,
- Completed in contemporary styling,
- Exciting opportunity for large and growing families,
- An upside-down style layout,
- Unique property,
- Substantial entrance hall,
- Significant open-plan living/dining room/kitchen,
- Three double bedrooms,
- En suite shower room,
- Family bathroom,
- Laundry room,
- Study,
- Large balcony,
- A well-maintained, versatile rear garden,
- Off-street parking,
- Ev-charging point,
- Prime positioning for amenities access.



Description:

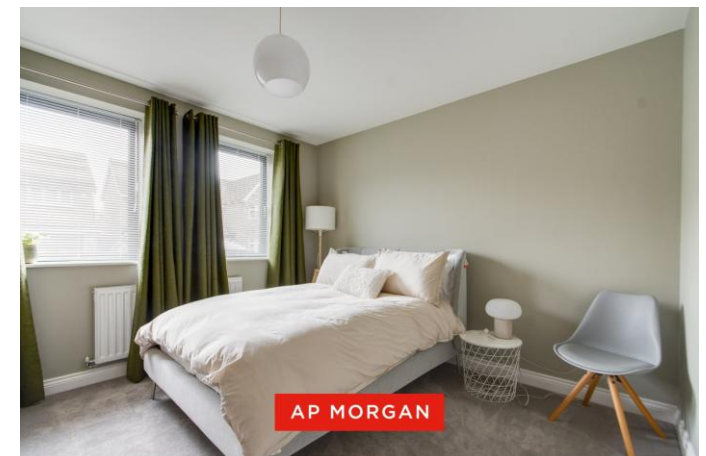
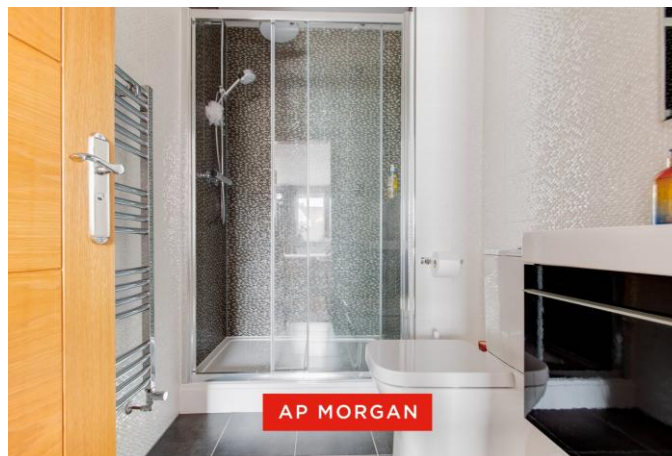
This beautifully presented three-bedroom end terrace house is completed in contemporary styling and is an exciting opportunity for large and growing families. Presenting an upside-down style layout, this property is unique and presents a substantial entrance hall, Significant open-plan living/dining room/kitchen, Three double bedrooms, en-suite shower room, family bathroom, laundry room, study, large balcony, a well-maintained, versatile rear garden, off-street parking, EV-charging point and is in-prime positioning for amenities access.

Estate Maintenance Charge - £291.95 P/a

Approaching the property, there is a tarmac drive allowing for parking for multiple vehicles, giving front access to the entrance hall and rear garden access through a side gate. Additionally, there is an EV charging point.

Entering the property to the spacious entrance hall, there is plenty of room for removing outdoor footwear/jackets and access to stairs leading to the first-floor lounge. Continuing through the ground floor, Bedroom One is a spacious double looking to the rear aspect, with access to the rear garden space for free-standing furniture, and an en-suite shower room presenting a wash basin, WC, and walk-in shower. Bedroom Two is similarly a large double looking to the rear, also hosting space for freestanding furniture, and Bedroom Three is the final double looking to the front aspect. The family bathroom is accessed from the entrance hall and presents a washbasin, WC, and bath/shower. The ground floor is completed by a laundry room which offers counter space and space/plumbing for free-standing appliances, alongside rear garden access through a door to the side alley.

Ascending to the first floor, the significant living room/dining room/kitchen is well illuminated by wall-to-wall bifold doors leading to the balcony. There is ample space for multiple suites,



a dining table and chairs and other free-standing furniture. The kitchen is fully fitted with plenty of counter space and an integral double electric oven, induction hob, dishwasher, sink with drain, and space for freestanding appliances. The balcony is accessed from the living/dining room and gives plenty of room to enjoy the outdoors, with space for outdoor furniture. The first floor is completed by a study, which could be used as a bedroom if desired.

The garden opens to a paved patio, giving space for free-standing garden furniture and external storage. This continues to a well-maintained grass-laid lawn, which presents additional room for outdoor activities. The garden is completed by wooden panel fencing at the borders, a wooden outbuilding for storage, and a side alley giving access to the front drive.

Situated in the desirable location of Rednal, the property is well situated for access to variety of shops, pubs, a cinema and eateries in Rubery and Longbridge. This position also offers access to major road links including M5 and M42.

Details:

Entrance Hall

Bedroom One 16'3" x 11'5" (4.95m x 3.48m)

En-suite Shower Room 8'1" x 5'1" (2.46m x 1.55m)

Bedroom Two 11'4" x 12'9" (3.45m x 3.89m)

Bedroom Three 11'4" x 11'2" (3.45m x 3.4m)

Family Bathroom 8'1" x 5'7" (2.46m x 1.7m)

Laundry Room 8'2" x 6'1" (2.5m x 1.85m)

Living/Dining Room 14'2" x 23'1" (4.32m x 7.04m)

Kitchen 11'5" x 11'2" (3.48m x 3.4m)

Balcony 6'10" x 24'3" (2.08m x 7.4m)

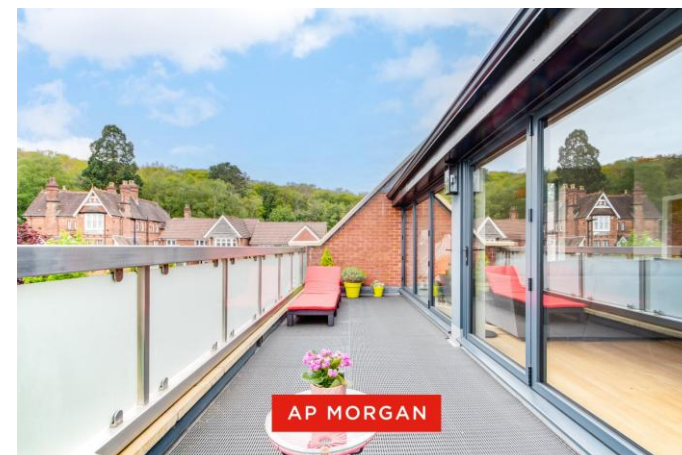
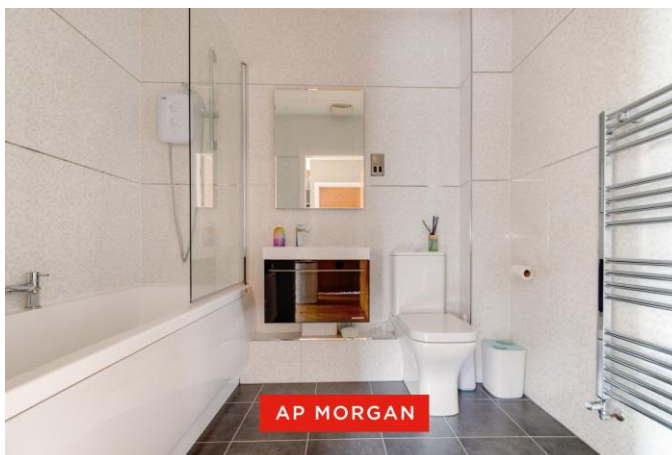
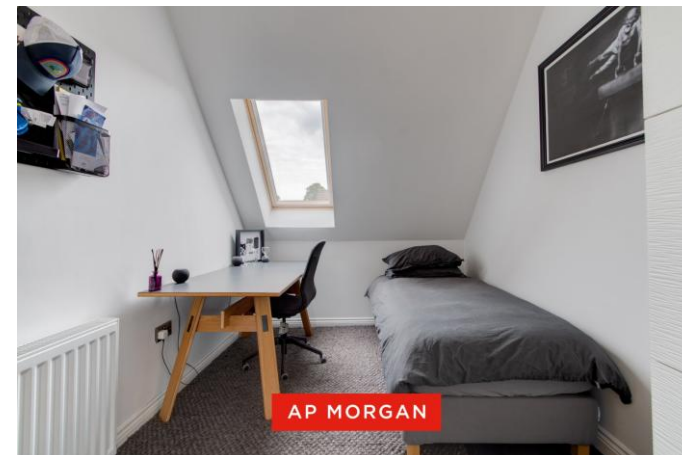
Study 11'5" x 7'10" (3.48m x 2.4m)

EPC Rating: C

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.



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Property to sell?

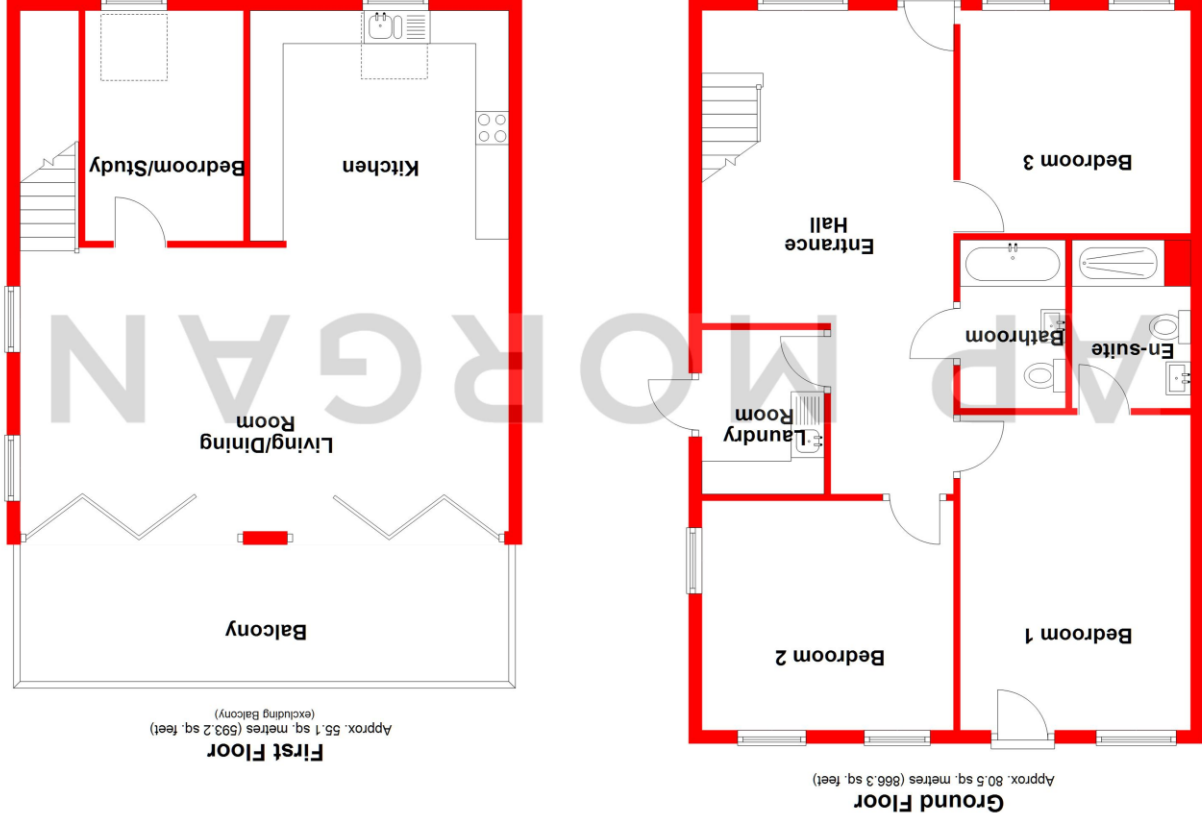
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