



AP MORGAN

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Belmont Road, Rednal, Birmingham
Offers in excess of £300,000

Description:

This three bedroom, semi detached house in Rubery is a perfect family home presenting a spacious lounge, generous dining/sitting room, large fitted kitchen, vast garage, two double and one single bedrooms, a family shower room, a versatile garden, off street parking and prime positioning for amenities.

Approaching the property there is a tarmac drive offering parking for multiple vehicles and allowing front access to the porch, hall and separate front access to the garage while adjoining a raised grass laid lawn at the front. Entering the property to the porch and hall, there is ample room for removing outdoor footwear and jackets. The spacious lounge is immediately accessible presenting a half bay window which gives panoramic views of the front garden, a gas fireplace and room for multiple suites and freestanding furniture. The dining/sitting room hosts a dining table and chairs, an integral under stair cupboard and additional room for multiple suites and offers rear garden access through double glazed patio door. The kitchen is large and fitted presenting integral double electric ovens, an electric hob, sink with drain and space/plumbing for freestanding appliances. The kitchen is completed by an additional rear door and views to the garden.

Ascending to the first floor, the landing presents Bedroom One, a spacious double bedroom looking to the front aspect with integral storage and space for freestanding furniture, Bedroom two is also a large double looking to the rear aspect, similarly hosting integral storage. Bedroom Three is the single of the property which looks to the front aspect and the family shower room is large presenting a washbasin, WC and shower.

The garden opens to a paved patio giving space for freestanding outdoor furniture and external storage, there is a secondary raised patio with a bench and additional space for seating which encompasses a grass laid lawn for outdoor activities and a shed for further storage. The garden is completed by wooden panel fencing and flower beds allowing for a versatile outdoor space. Situated in Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.



Details:

Porch

Hall

Lounge 16'3" x 12'4" (4.95m x 3.76m) Both Max

Dining Room 12'1" x 9'5" (3.68m x 2.87m) Both Max

Sitting Room 8'3" x 9'4" (2.51m x 2.84m) Both Max

Kitchen 15'9" x 7'9" (4.8m x 2.36m)

Garage 16'8" x 7'9" (5.08m x 2.36m)

Landing

Bedroom One 13'2" x 12'3" (4.01m x 3.73m) Both Max

Bedroom Two 11'6" x 12'5" (3.5m x 3.78m) Both Max

Bedroom Three 8'11" x 6'5" (2.72m x 1.96m)

Shower Room 8'6" x 6'5" (2.6m x 1.96m) Both Max

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 Wisser 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.wissermortgageadvice.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.

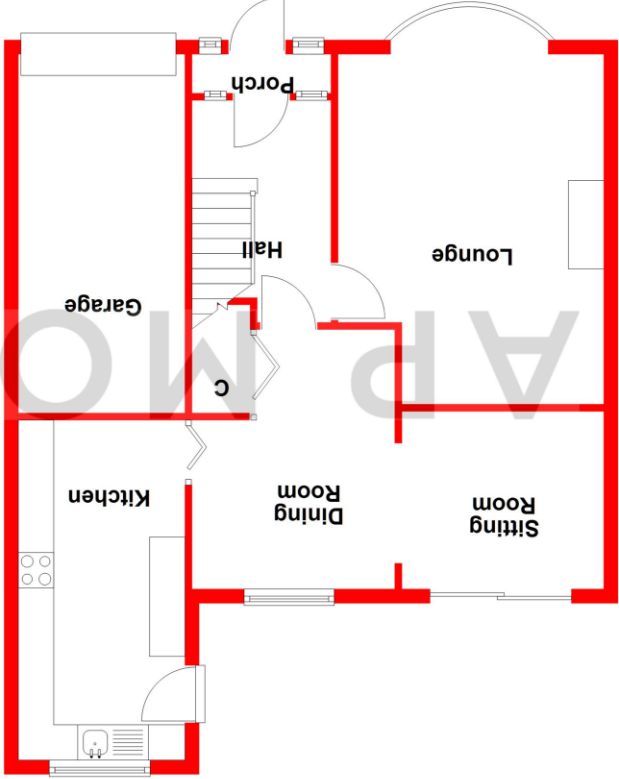
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

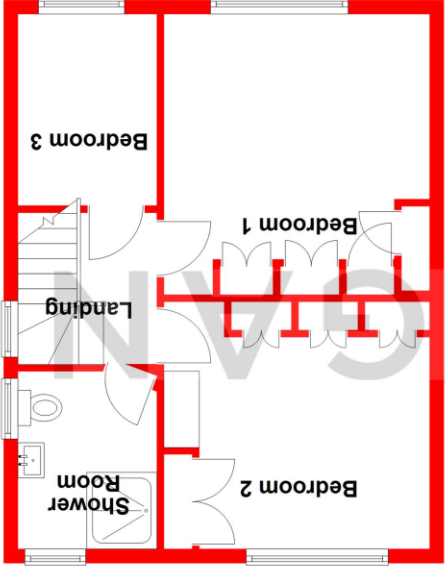
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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Ground Floor
Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.4 sq. feet)

Total area: approx. 113.3 sq. metres (1220.0 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 PlanUp.