

AP MORGAN



AP

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

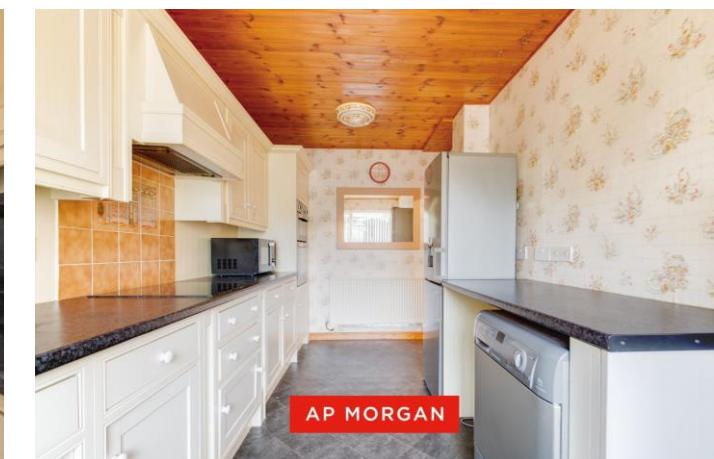
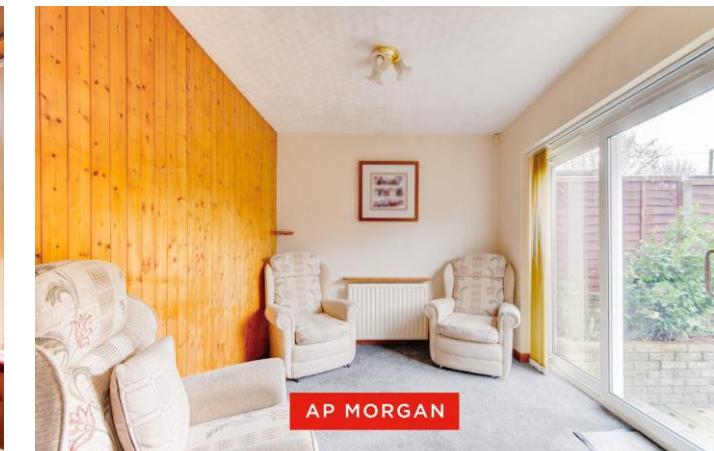
Description:

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.



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Property to sell?

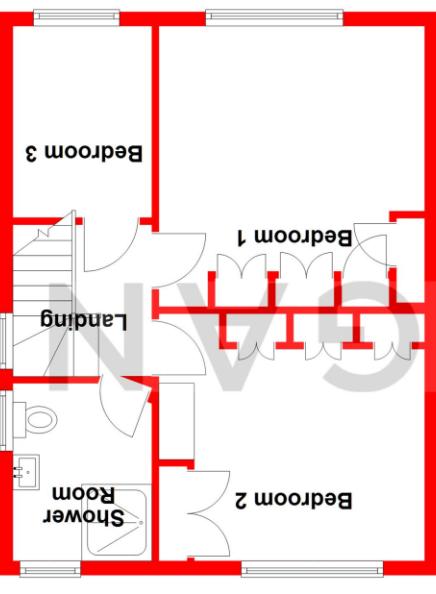
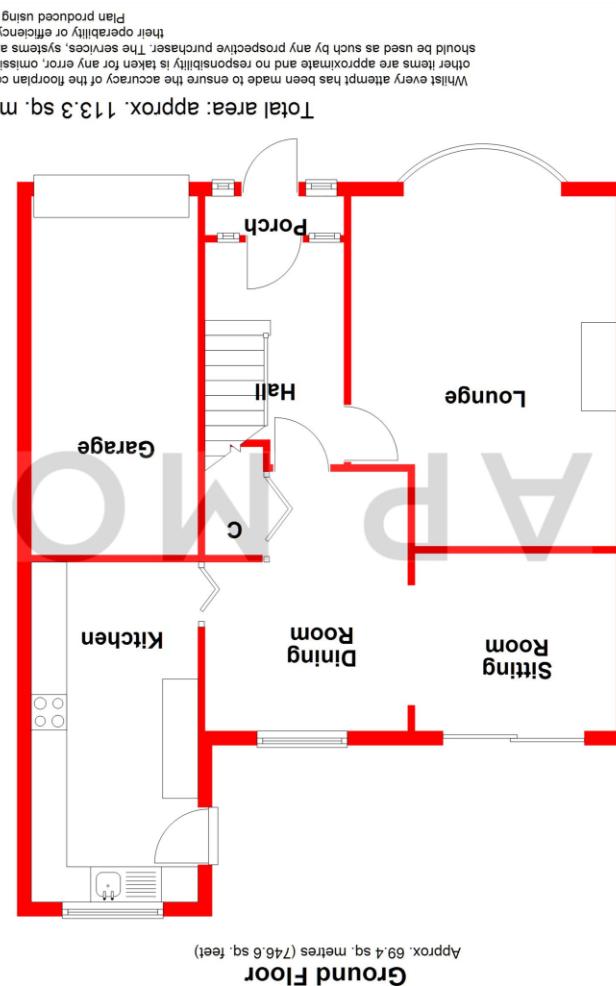
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