

AP MORGAN



Ryde Park Road

Offers in the region of £250,000

Features:

- Well presented, semi detached
- Two double & one single bedrooms
- Spacious lounge
- Fitted kitchen
- Generously sized garden room/dining room
- Family bathroom
- Fully boarded & carpeted loft
- Versatile rear garden
- Off street parking
- Prime positioning for amenities

Description:

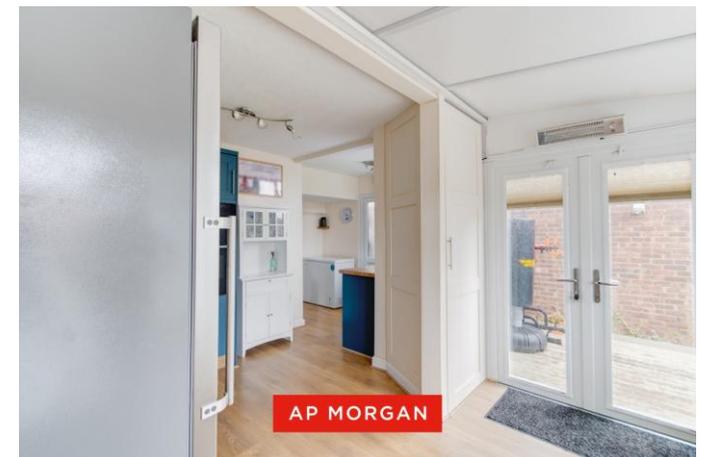
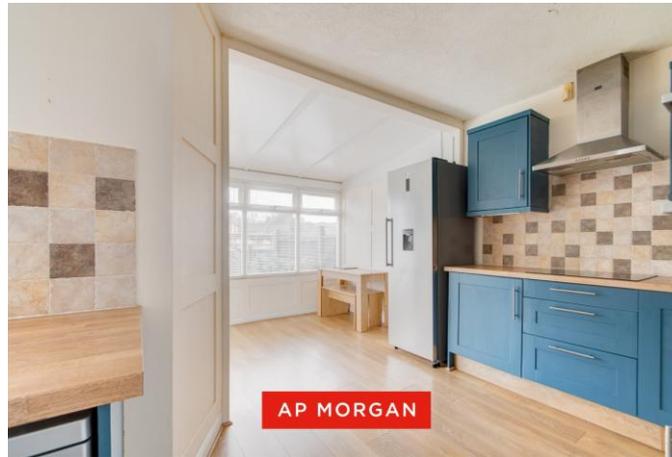
This beautifully presented, three-bedroom, semi-detached house situated in Rednal presents a spacious lounge, fitted kitchen, generously sized garden room/dining room, family bathroom, fully boarded and carpeted loft, versatile rear garden, off-street parking and is in prime positioning for amenities.

Approaching the property, there is a tarmac drive allowing parking for multiple vehicles and space for potted plants. The drive offers front access to the porch and hall with fenced side borders.

Entering the property to the porch and hall, there is plenty of room for removing outdoor footwear and jackets, the hall presents stairs to the first-floor landing. The spacious lounge is well illuminated from the front facing bay window giving panoramic views of the front aspect, there is space for multiple suites and freestanding furniture. The kitchen offers ample counterspace with an integral sink with drain, double electric ovens, an electric hob and space/plumbing for freestanding appliances. The adjoining garden room/dining room is well illuminated from panoramic rear windows and gives plenty of space for a dining table and chairs. There is additional access to the garden through double French doors. The ground floor is completed by a utility room with counterspace, space/plumbing for freestanding appliances and access to a ground floor WC.

Ascending to the first-floor landing, Bedroom One is a large double looking to the rear aspect, Bedroom Two is an equally large double looking to the front aspect and Bedroom Three is the single of the property which also looks to the front. The family bathroom presents a washbasin, WC and bath/shower.

The rear garden opens to a raised paved patio which has space for garden furniture and external storage, there is a grass laid lawn and a secondary raised patio offering a seating area and an outbuilding.



Situated in Rednal - This home offers a fantastic opportunity for families and first-time buyers alike, with excellent access to local schools, amenities, and major commuter routes.

Details:

Porch

Hall

Lounge 14'11" x 9'8" (4.55m x 2.95m) Both Max

Kitchen 12'1" x 15'3" (3.68m x 4.65m) Both Max

Garden/Dining Room 6'11" x 10'5" (2.1m x 3.18m) Both Max

Utility Room 13'1" x 3'10" (4m x 1.17m)

WC 3'5" x 3'10" (1.04m x 1.17m)

Landing

Bedroom One 12'1" x 9'8" (3.68m x 2.95m) Both Max

Bedroom Two 10'6" x 9'8" (3.2m x 2.95m) Both Max

Bedroom Three 6'8" x 5'3" (2.03m x 1.6m)

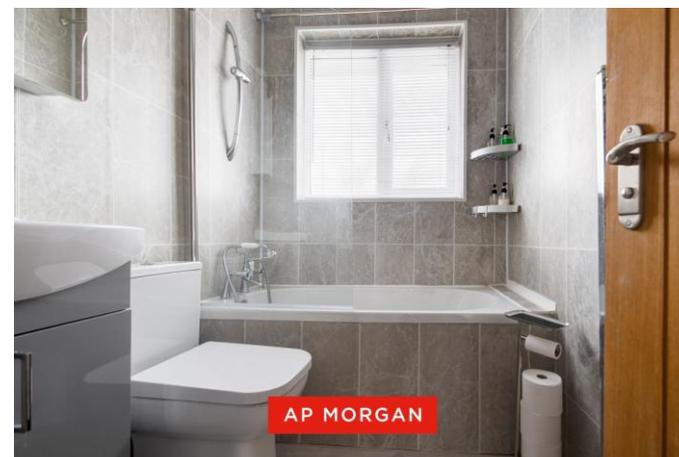
Bathroom 6'8" x 5'3" (2.03m x 1.6m)

EPC Rating: C

Council Tax Band: B (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

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.

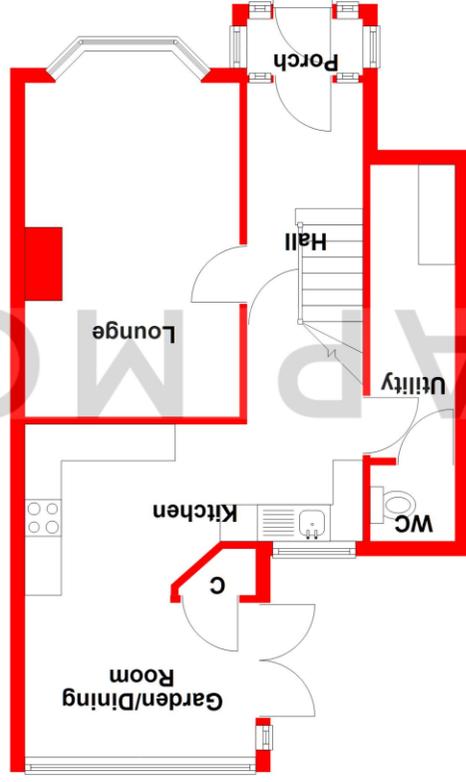
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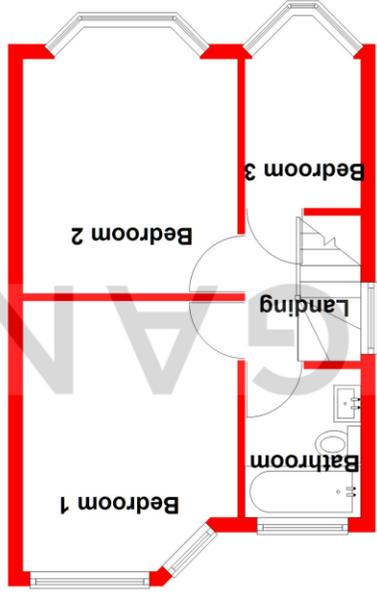
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Ground Floor
Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor
Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.8 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.

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