

AP MORGAN



Cofton Park Close, Rednal
Offers in excess of £235,000

Features:

- Beautifully presented, two-bedroom, end terrace house
- Exciting opportunity for first time buyers
- Spacious lounge
- Substantial kitchen/diner
- Ground floor WC
- Two double bedrooms
- Modern family bathroom
- Plenty of storage
- Versatile rear garden
- Allocated parking spaces

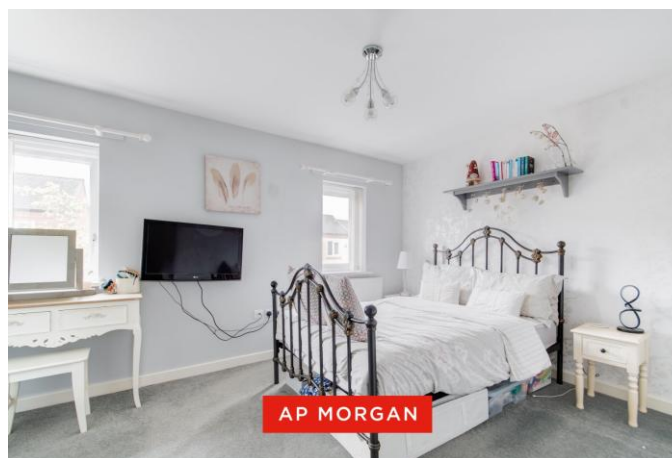
Description:

This beautifully presented, two-bedroom, end terrace house in Rednal, Birmingham is an exciting opportunity for first time buyers. Presented is a spacious lounge, substantial kitchen/diner, ground floor WC, Two double bedrooms, a modern family bathroom, plenty of storage space, a versatile rear garden and allocated parking spaces.

Approaching the property, there is a block paved parking bay offering space for parking a single vehicle, this allows front access to the lounge and side access to the rear garden through a gate. The parking bay is bordered by a tree and a planting bed at the front of the property.

Entering to the spacious lounge, there is room for multiple suites and free-standing furniture with the front facing bay window illuminating the room well. Additionally, there are stairs to the first floor and an understairs storage cupboard. The kitchen/diner is accessed from the lounge and is substantial, offering ample counterspace including an integral electric oven, gas hob, fume hood extractor fan and space/plumbing for freestanding appliances. Additionally, there is space for a dining table and chairs alongside access to the ground floor WC; access to the rear garden is granted through double French doors.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect, with plenty of room for freestanding furniture and an integral over stairs storage cupboard. Bedroom Two is an additional large double looking to the rear aspect, similarly, hosting room for



freestanding furniture. The family bathroom is modern and presents a washbasin, WC and bath/shower.

The rear garden opens to a paved patio with substantial room for garden furniture and external storage. The path continues, bordering a gravel lawn and grass laid lawn which offer space for outdoor activities, ultimately leading to a raised decked patio perfect for entertaining and a freestanding shed. There is also a side alley leading to the front gate.

The property is approximately 1.5 miles from Longbridge Shopping Park which hosts restaurants, shops and supermarkets while offering easy access to local bus routes and Longbridge Train Station. Additionally, Cofton Park and The Lickey Hills are nearby and are great for walks and picnics.

Details:

Lounge 12' x 14'11" (3.66m x 4.55m) Both Max

Kitchen/Diner 11'4" x 14'11" (3.45m x 4.55m) Both Max

Ground Floor WC 5'9" x 3'3" (1.75m x 1m) Both Max

Landing

Bedroom One 9'5" x 14'11" (2.87m x 4.55m) Both Max

Bedroom Two 13'11" x 7'7" (4.24m x 2.3m) Both Max

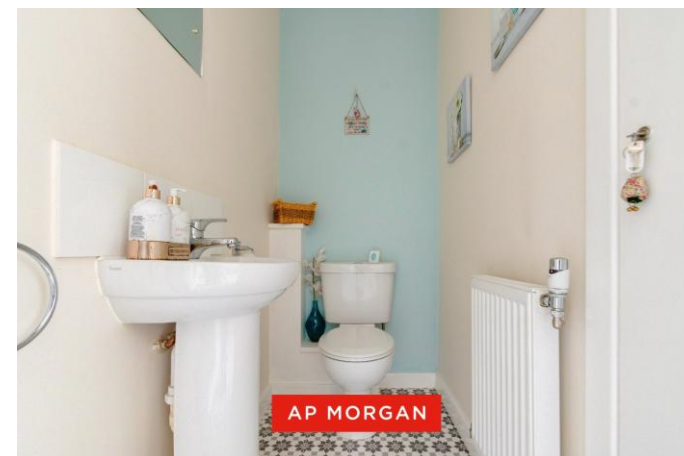
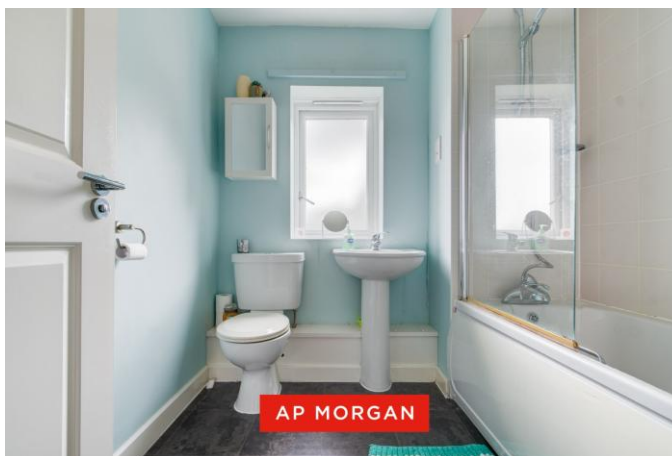
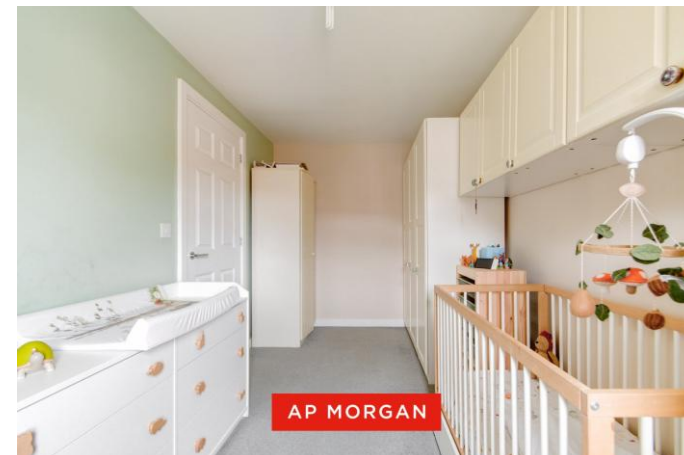
Bathroom 6'9" x 7' (2.06m x 2.13m) Both Max

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.



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Need a mortgage?

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Property to sell?

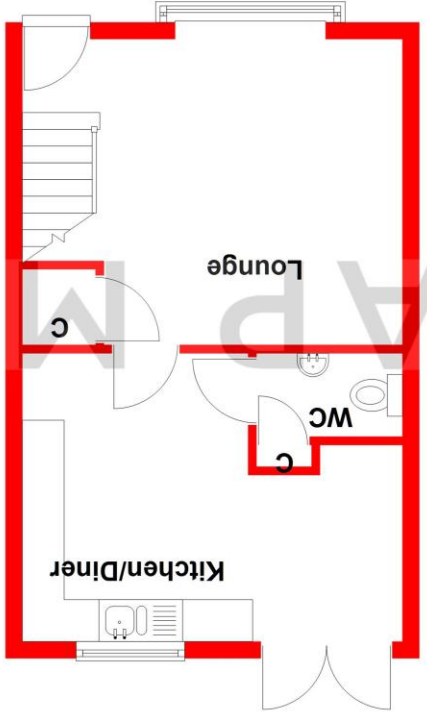
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

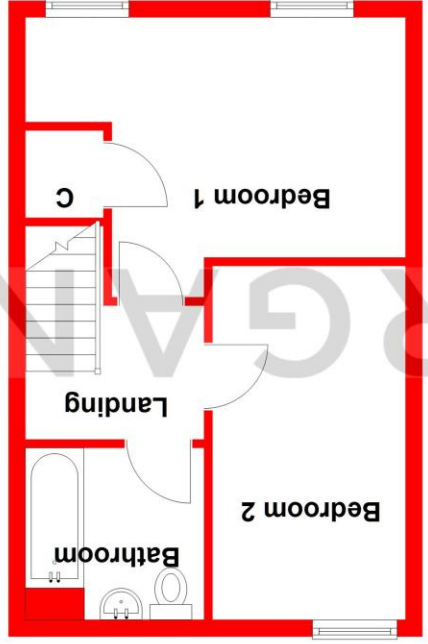
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Ground Floor
Approx. 32.9 sq. metres (354.6 sq. feet)



First Floor
Approx. 32.7 sq. metres (352.5 sq. feet)

Total area: approx. 65.7 sq. metres (707.1 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 Planlup.

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