

AP MORGAN



Longwood Road, Rednal
Asking Price £117,500

Features:

- Well-presented second floor flat in a well-established block
- Two double bedrooms
- Generously sized lounge with south-facing aspect, bright in summer, cosy in winter
- Views towards the Lickey Hills
- Comfortably sized kitchen with ample counter space
- Modern shower room
- Plenty of storage, including two cupboards and built-in wardrobes
- Home office space, ideal for those working from home
- New boiler (November 2025)
- Close to Rubery amenities, including Hollywood Bowl, Omniplex cinema, and Birmingham Great Park
- Walking distance to the Oak Tree pub
- Lickey Hills on the doorstep for walks
- Excellent transport links: easy access to M5, M6 and M42, Longbridge train station a five minute drive away, bus stop two minutes' walk with a direct route into town
- No onward chain (if applicable, worth confirming with the seller)

Description:

The kind of flat that surprises you the moment you walk in. Don't let the outside fool you, this one has been a proper first home.

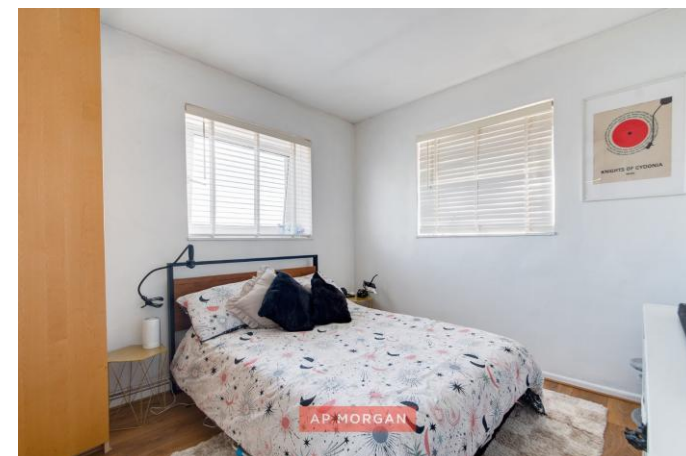
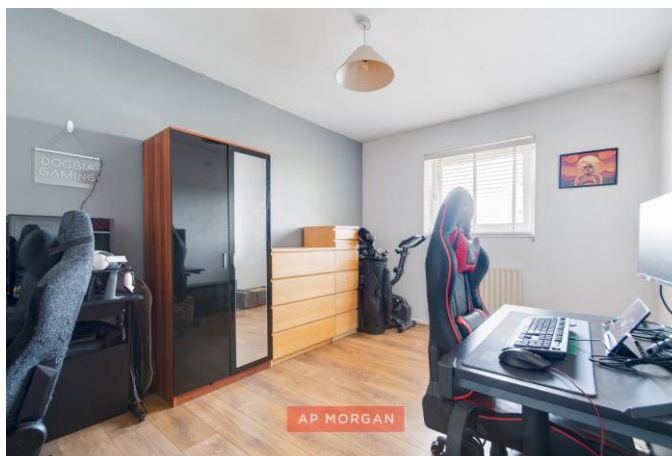
Set on the second floor of a well-established block in Rednal, this two-double-bedroom flat is far more spacious than it looks from the car park. With a generous lounge, a comfortably sized kitchen, and views out towards the Lickey Hills, it has been a genuine first home for its current owners and it shows in how well it has been looked after.

We asked them what made them buy it...

"It was large in size, with lots of windows making it feel bright. We picked it because of the size, the view, and being higher up. The view of the Lickey Hills is the one thing we've never stopped loving, even after all this time. The neighbourhood is very quiet, the neighbours are friendly, and the location is good overall, close to so much. We're not far from Hollywood Bowl, the Omniplex cinema, and the Oak Tree pub for food and a catch up, plus the Lickey Hills right on the doorstep for walks. And getting around couldn't be easier. We're right next to the M5, M6, and M42, Longbridge train station is a five minute drive, and there's a bus stop two minutes' walk away with a direct route into town."

What about the flat itself?

"The living room and the largest bedroom both catch the view and give us plenty of room to entertain. The morning



light comes into bedroom two first thing and moves through the flat as the day goes on. The living room is south facing, so it's bright in summer and cosy in winter. Storage has always been good too, we've got two cupboards and built in wardrobes, and having proper space to work from home has made a real difference to us both. People are always surprised by how large the flat actually is inside once they visit. Don't judge a book by its cover. The front of the building is older and a little dated, but the flat itself is modern and spacious and ready for someone to add their own stamp. We'll miss the memories of the last six years here, and having this as our first home together before moving closer to family."

Our agents say...

This is a flat that punches well above its price point. Two proper double bedrooms, a lounge with genuine space to relax and entertain, and a kitchen with plenty of counter space to actually cook in, not just get by. There's a modern shower room, sensible storage throughout, and a new boiler fitted in 2025, so there's real peace of mind for whoever moves in next. Add in those Lickey Hills views, easy motorway access, and a five minute drive to Longbridge station, and you've got a home that works just as well for a first time buyer or a couple as it does for anyone working from home. Fancy a look for yourself? Get in touch with the team today.

Details:

Hall

Living Room 10'10" x 13'5" (3.3m x 4.1m) Both Max

Kitchen 7'1" x 10'2" (2.16m x 3.1m)

Bedroom One 9'11" x 13'5" (3.02m x 4.1m)

Bedroom Two 9'10" x 10'6" (3m x 3.2m)

Shower Room 7'8" x 6'9" (2.34m x 2.06m)

EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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?

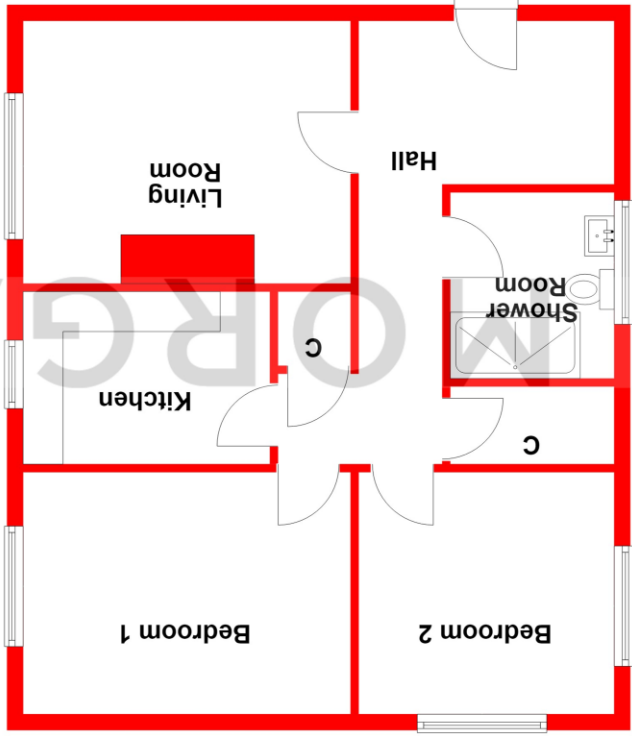
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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 £99 + 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.



Total area: approx. 64.1 sq. metres (690.4 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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