

AP MORGAN



Well Meadow, Rednal, Birmingham
Offers in excess of £220,000

Features:

- Beautifully presented, two bedroom, end terrace house in Rednal.
- Exciting opportunity for first time buyers.
- Substantial lounge
- Large kitchen/diner
- Generously sized conservatory
- Two double bedrooms
- Versatile rear garden
- Plenty of storage
- Off-street parking
- Prime positioning for amenities

Description:

This beautifully presented, two-bedroom end terrace house in Rednal, Birmingham is an exciting opportunity for first time buyers and presents a substantial lounge, large kitchen/diner, generously sized conservatory, two double bedrooms, versatile rear garden, plenty of storage, off street parking and is in prime positioning for amenities.

Approaching the property there is a shared, sweeping tarmac drive leading to a gravel parking area hosting space for parking multiple vehicles. There is front access to the porch and rear garden access through the side gate.

Entering to the porch and lounge/diner, there is space for removing outdoor footwear and jackets, with the substantial lounge presenting space for multiple suites and freestanding furniture while being well illuminated from a front facing bay window. The kitchen is accessed from the lounge and is large, hosting ample counterspace an integral electric oven, gas hob, sink with drain and space for freestanding appliances. Additionally, the conservatory is generously sized and hosts counterspace with space/plumbing for freestanding appliances alongside rear garden access through a double French door.

Ascending to the first-floor landing, Bedroom One is a large bedroom which looks to the rear aspect. Bedroom Two is also a large double looking to the front aspect with an



integral storage cupboard. The family bathroom presents a washbasin, WC and bath/shower.

The rear garden opens to a paved patio hosting space for garden furniture and external storage. This continues to a sweeping grass laid lawn offering plenty of room for outdoor activities and entertaining. The garden is completed by a freestanding shed and borders of wooden panel fencing.

Situated in Rednal, the house is located within close-proximity to Lickey Hills country park and golf course (0.3 miles), and approximately 1.5 miles to the Longbridge Retail Park and train station.

A short distance from various amenities including schools, shops, supermarkets and restaurants, there is also a leisure centre, IMAX cinema and bowling within 1 mile.

Conveniently located for access to Birmingham town centre (9.4 miles), Queen Elizabeth Hospital and Birmingham University sites. The property is also well-positioned for access to bus routes, M42 and M5 motorways.

Details:

Porch

Lounge 14'6" x 11'10" (4.42m x 3.6m) Both Max

Kitchen/Diner 8'7" x 11'10" (2.62m x 3.6m)

Conservatory 9'8" x 10'5" (2.95m x 3.18m)

Landing

Bedroom One 8'5" x 11'10" (2.57m x 3.6m)

Bedroom Two 7'11" x 11'10" (2.41m x 3.6m) Both Max

Bathroom 6'5" x 5'6" (1.96m x 1.68m)

EPC Rating: D



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?

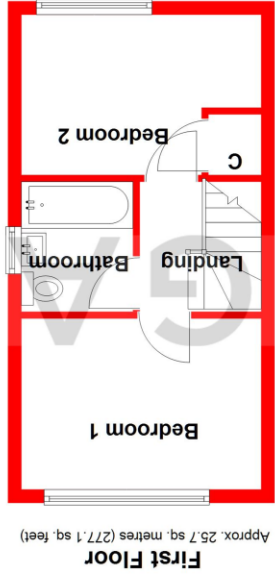
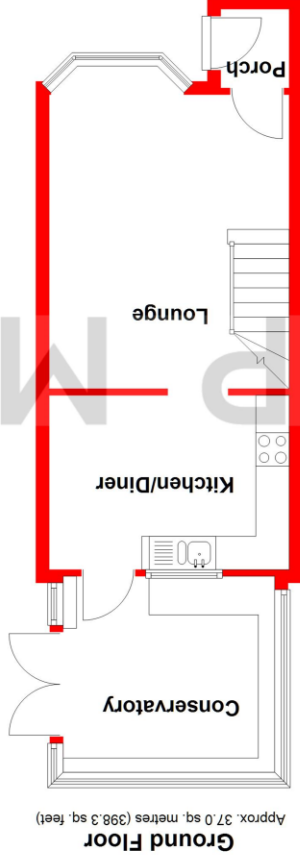
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 62.7 sq. metres (675.4 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.