

**AP MORGAN**



**Corinne Close, Rednal**  
Asking Price £280,000

### Features:

- Beautifully presented, three-bedroom, semi-detached house.
- Perfect for growing families
- Spacious lounge
- Generously sized dining room
- Fitted kitchen
- Two double & one single bedrooms
- Family bathroom
- Ground floor shower room
- Lean-to offering storage external seating
- Low maintenance, tiered garden
- Plenty of storage
- Off street parking
- Prime positioning for amenities

### Description:

This beautifully presented, three bedroom, semi-detached house in Rednal, Birmingham is perfect for a growing family; presenting a spacious lounge, generously sized dining room, fitted kitchen, two double & one single bedrooms, a family bathroom, ground floor shower room, lean-to offering external seating, low maintenance, tiered garden, plenty of storage, off-street parking and prime positioning for amenities.

Approaching the property, there is a shared paved parking area with space for parking multiple vehicles. Additionally, there is a paved path leading to the front porch and a flower bed for planting.

Entering to the porch and lounge, there is ample room for removing outdoor footwear & jackets. The lounge is spacious and hosts space for multiple suites, freestanding furniture and is well illuminated from windows at the front and rear. The generously sized dining room gives an area for a dining table and chairs with the adjoining kitchen offering plenty of counterspace, an integral electric hob, double electric oven, sink with drain and space/plumbing for freestanding furniture. The ground floor shower room is accessed from the dining room and presents a washbasin, WC and shower. The ground floor is completed by a lean-to at the rear which offers covered external storage and space for seating.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect with integral storage cupboards and wardrobes. Bedroom Two is similarly a large double looking to the front aspect also providing integral storage space and Bedroom Three is the large single bedroom looking to the rear. The family bathroom is contemporary and presents a washbasin, WC, bath & shower.



The rear garden opens to the paved and covered seating/storage area under the lean-to and continues to a paved patio with further space for outdoor furniture. There is also an artificial lawn. The garden is tiered with paved steps leading to a block paved lower patio with a shed and further external storage space continuing down further, there is a grass laid lawn offering additional space for outdoor activities.

Well positioned in Rednal, the property benefits from an assortment of local amenities including shops, restaurants and takeaways, along with being conveniently positioned for the Lickey Hills and Waseley Hills Country Parks. Rednal is well connected with local bus routes. Along with Longbridge train station. Several well regarded primary and secondary schools are also located nearby.

**Details:**  
**Porch**

**Lounge** 22'10" x 11'6" (6.96m x 3.5m) Both Max

**Dining Room** 16'6" x 7'8" (5.03m x 2.34m) Both Max

**Kitchen** 12'3" x 7'8" (3.73m x 2.34m) Both Max

**Ground Floor Shower Room** 5'11" x 6'10" (1.8m x 2.08m)  
Both Max

**Lean-To** 11'6" x 9 (3.5m x 9)

**Landing**

**Bedroom One** 15'1" x 8'1" (4.6m x 2.46m) Both Max

**Bedroom Two** 14'6" x 8' (4.42m x 2.44m) Both Max

**Bedroom Three** 7'5" x 10'11" (2.26m x 3.33m) Both Max

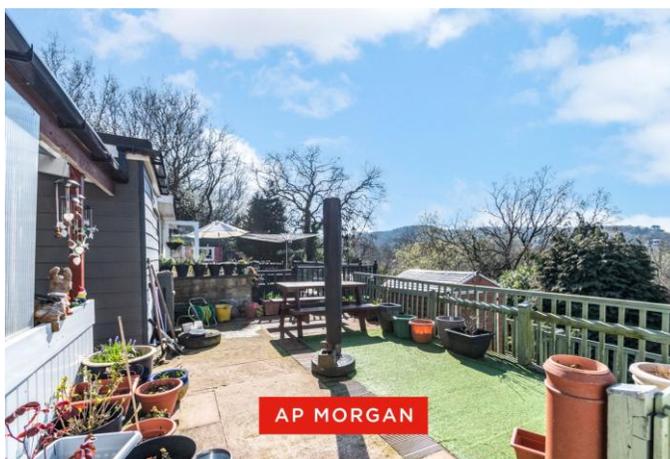
**Bathroom** 8' x 8'7" (2.44m x 2.62m) Both Max

**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.



## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

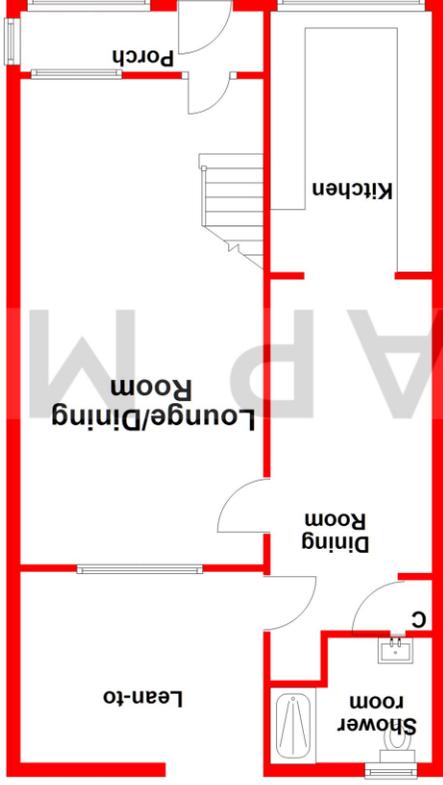
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

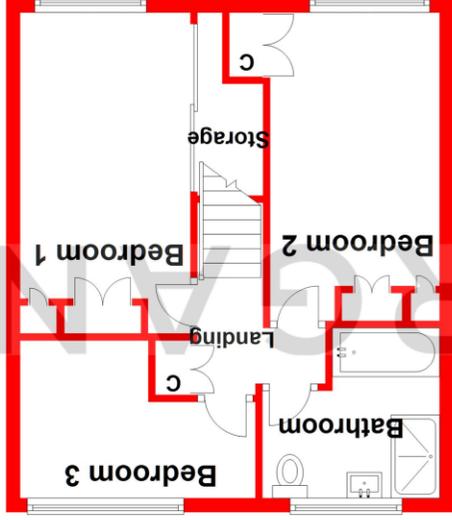
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £39 + 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.



Ground Floor  
Approx: 62.3 sq. metres (670.2 sq. feet)



First Floor  
Approx: 43.7 sq. metres (470.8 sq. feet)

Total area: approx. 106.0 sq. metres (1140.9 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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