

AP MORGAN



Corinne Close, Rednal, Birmingham
Offers in excess of £270,000

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
- Beautiful distant views of Lickey Hills and Waseley Hills
- 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 offering incredible distant views of both Lickey Hills and Waseley Hills, 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. Overlooking the tiered garden there are beautiful, distant views of Lickey Hills and Waseley Hills. 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)



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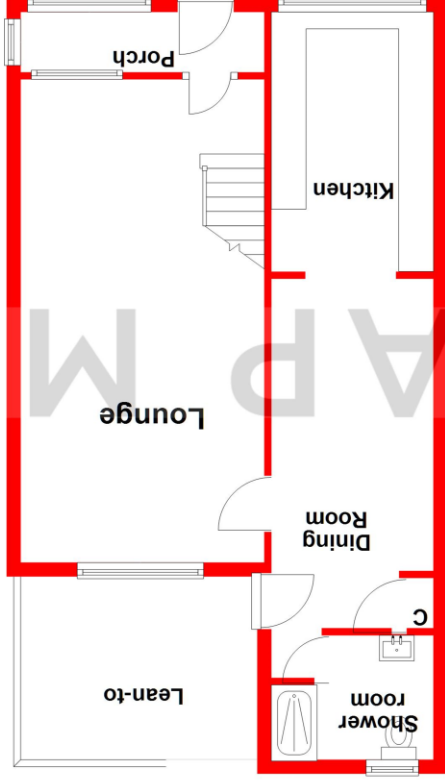
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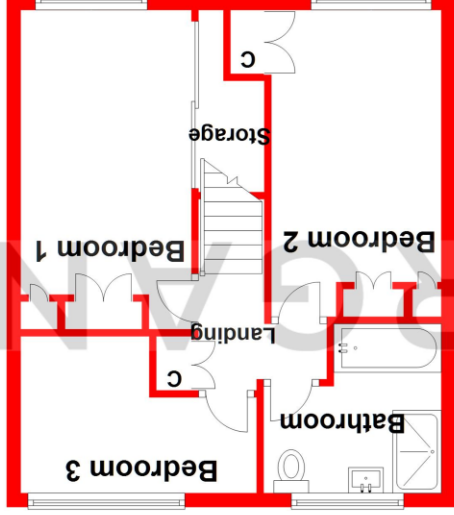
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Ground Floor
Approx: 52.0 sq. metres (559.8 sq. feet)



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



Total area: approx. 95.7 sq. metres (1030.6 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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