

AP MORGAN



Chepstow Grove, Rednal
Offers in excess of £250,000

Features:

- Beautifully presented, three-bedroom semi-detached home in Rednal, Birmingham
- Exciting opportunity for first time buyers, growing families and downsizers
- Shared front drive and reinforced grass laid parking area.
- Two double and one single bedrooms,
- Family bathroom
- Generously sized dining room,
- Spacious lounge,
- Fitted kitchen,
- Utility room
- Ground floor WC
- Well maintained, vast and verdant rear garden
- Prime positioning for amenities.

Description:

If you have been searching for a beautifully presented home that just feels right the moment you walk in, this could be the one.

Tucked away in the sought after area of Rednal, Birmingham, 14 Chepstow Grove is the kind of home that works for almost everyone. Whether you are taking your first step onto the ladder, looking for more room as your family grows, or ready to trade down without compromising on quality, this three bedroom semi-detached property has been looked after with real care and it shows throughout.

Step inside and you are immediately greeted by a layout that just makes sense. The spacious lounge gives you room to breathe, while the generously sized dining room is ready for everything from weeknight dinners to weekend gatherings. The fitted kitchen is practical and well arranged, and the added utility room means laundry and day-to-day clutter stay exactly where they belong. A ground floor WC rounds things off downstairs neatly.

Upstairs you will find two comfortable double bedrooms and a single, all served by a well-appointed family bathroom. The home also benefits from a recently re-tiled roof and upgraded insulation, so the heavy lifting has already been done for you.

To the front, a shared drive and reinforced grass laid parking area offer easy, practical access with an additional parking space through double gates.

To the rear, a well maintained, vast and verdant garden awaits. It is the kind of outdoor space that has clearly been cherished, with plenty of room for children to play, for entertaining on warmer evenings, or simply for enjoying a quiet morning with a coffee. There is ample room for extending to the rear, subject to planning permission.



Rednal sits in a prime spot for everyday life. Local amenities, transport links and green open spaces are all close at hand, making this a fantastic place to put down roots.

Properties like this, priced and presented at this level, move quickly. Get in touch with us today to arrange your viewing before someone else does.

Details:

Porch

Hall

Dining Room 11' x 10'11" (3.35m x 3.33m) Both Max

Lounge 14'8" x 10'11" (4.47m x 3.33m) Both Max

Kitchen 8'5" x 5'11" (2.57m x 1.8m)

Utility Room 6'10" x 5'1" (2.08m x 1.55m)

Ground Floor WC 3'5" x 3'1" (1.04m x 0.94m)

Landing

Bedroom One 14'8" x 10'8" (4.47m x 3.25m) Both Max

Bedroom Two 11'7" x 10'8" (3.53m x 3.25m) Both Max

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

Bathroom 8'4" x 6'2" (2.54m x 1.88m)

EPC Rating: To be confirmed

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.



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?

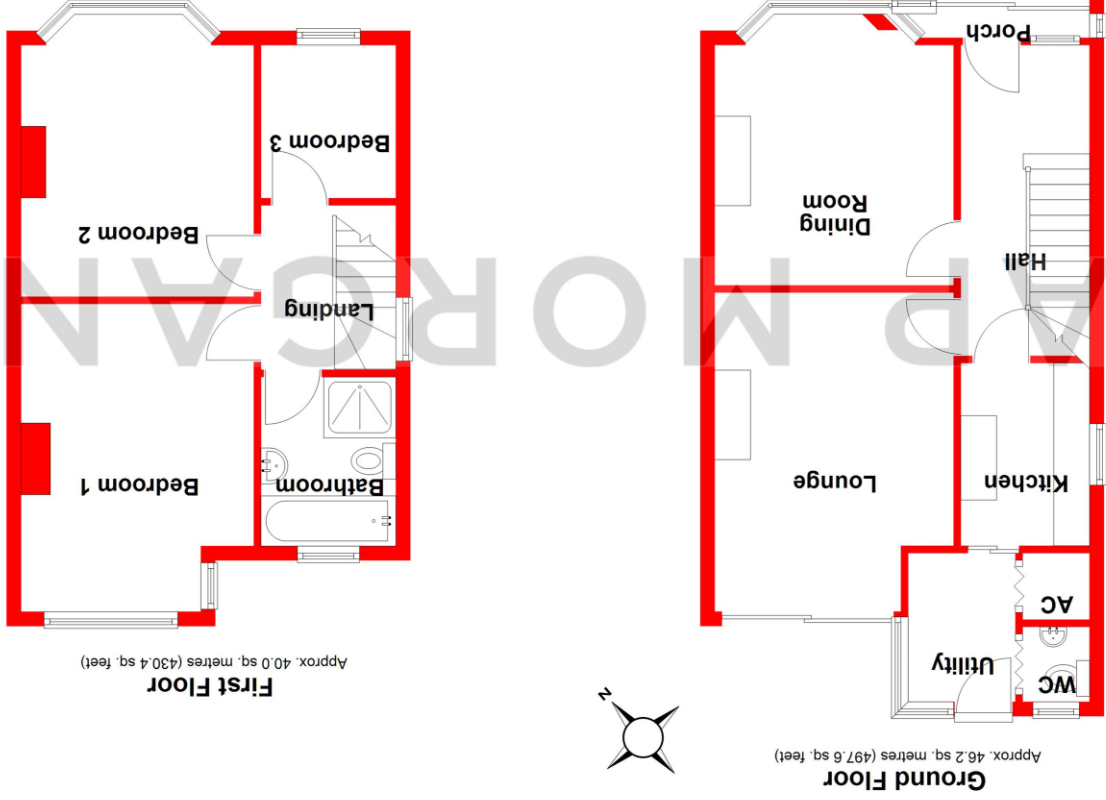
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 86.2 sq. metres (928.0 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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