

**AP MORGAN**



**Belmont Road, Rubery**  
Asking Price £315,000

### Features:

- Well presented, characterful, three-bedroom, semi-detached house in Rednal
- Perfect for large and growing families
- A substantial lounge/dining room
- Generously sized kitchen
- A spacious garden room
- Ground floor shower room
- Expansive side garage
- Two double and one single bedrooms
- A family bathroom
- Separate WC
- Spacious and verdant rear garden
- Off street parking and is in prime positioning for amenities access.

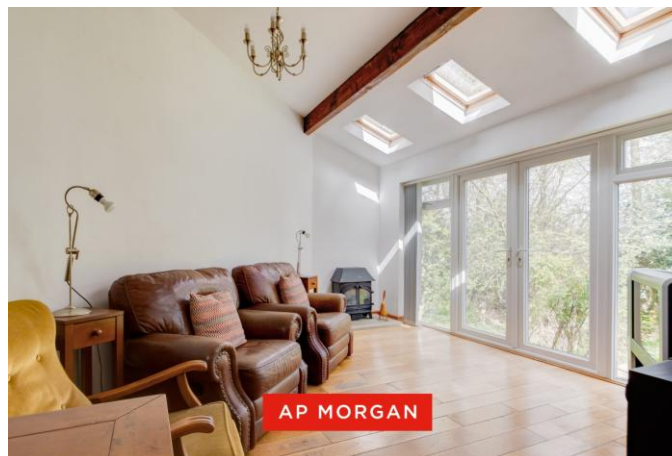
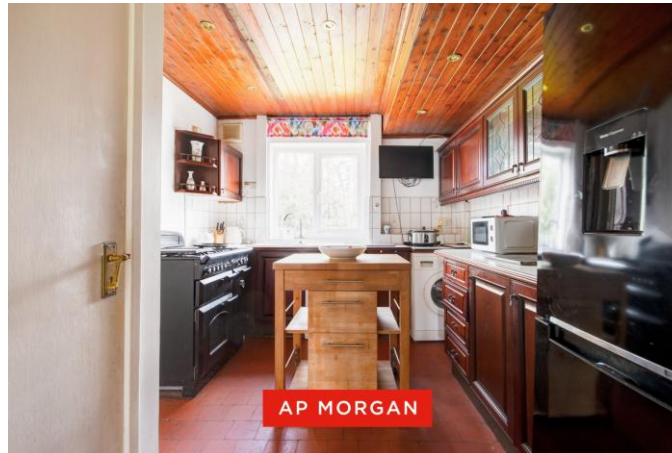
### Description:

This well-presented, characterful semi-detached three-bedroom house in Rednal presents: a substantial lounge/dining room, generously sized kitchen, a spacious garden room, ground floor shower room, expansive side garage, two double and one single bedrooms, a family bathroom, separate WC, spacious and verdant rear garden, off street parking and is in prime positioning for amenities access.

Approaching the property, there is a block-paved drive with space for parking multiple vehicles, allowing front access to the garage, the secondary lounge/dining room and the porch/hall.

Entering the porch and hall, there is ample room for removing outdoor footwear and jackets, with the substantial lounge/dining room immediately accessible. The lounge/dining room presents space for multiple suites, a gas fireplace, and is well illuminated by a front-facing bay window which gives panoramic views of the front aspect. The dining area allows for a large dining table and chairs, with other freestanding furniture, the rear garden is accessible through a large patio door. The kitchen is comfortably sized, presenting counter space with an integral double sink with drain and a gas range cooker with seven-ring gas-burning hob. There is additional space/plumbing for freestanding appliances and an integral storage cupboard. The garden room is accessed from the kitchen and presents a spacious room hosting multiple suites and a large dining table and chairs. The room is well illuminated by multiple skylights and large French doors, allowing a secondary point of egress to the rear patio. Additionally, there is a ground floor shower room presenting wash basin, WC, and shower, and front access to the brick-paved drive. The ground floor is completed by an expansive side garage which offers significant room for storage.

Ascending to the first floor, Bedroom one is a large double looking to the front aspect with integral wardrobes and space for free-standing furniture. Bedroom two is also a large double looking to the rear aspect, similarly hosting integral wardrobes. Bedroom three is the single of the property, looking to the front



aspect, also hosting an integral storage cupboard. The first floor is completed by a family bathroom hosting a wash basin, bath/shower and airing cupboard, with the separate WC accessed from the landing.

The rear garden opens to a paved patio spanning the entire width of the property, allowing plenty of room for garden furniture and entertaining. This continues to a sweeping grass-laid lawn presenting space for outdoor activities. With a border of wooden panel fencing and hedges, this is a vast and verdant space perfect for enjoying the outdoors.

Situated in Rednal, Birmingham, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.

#### Details:

Porch

Hall

Lounge/Dining Room 24'3" x 12'3" (7.4m x 3.73m) Both Max

Kitchen 11'6" x 9'5" (3.5m x 2.87m) Both Max

Garden Room 16' x 19'10" (4.88m x 6.05m) Both Max

Ground Floor Shower Room 5'1" x 5'4" (1.55m x 1.63m) Both Max

Garage 16'10" x 8'3" (5.13m x 2.51m)

Landing

Bedroom One 13' x 12'3" (3.96m x 3.73m) Both Max 10'9" to Wardrobes

Bedroom Two 12' x 12'2" (3.66m x 3.7m) Both Max 10'9" to Wardrobes

Bedroom Three 8'8" x 6'4" (2.64m x 1.93m) Both Max 6'1" to Wardrobes

Bathroom 5'6" x 6'4" (1.68m x 1.93m) Both Max

WC 2'6" x 3'6" (0.76m x 1.07m)

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?

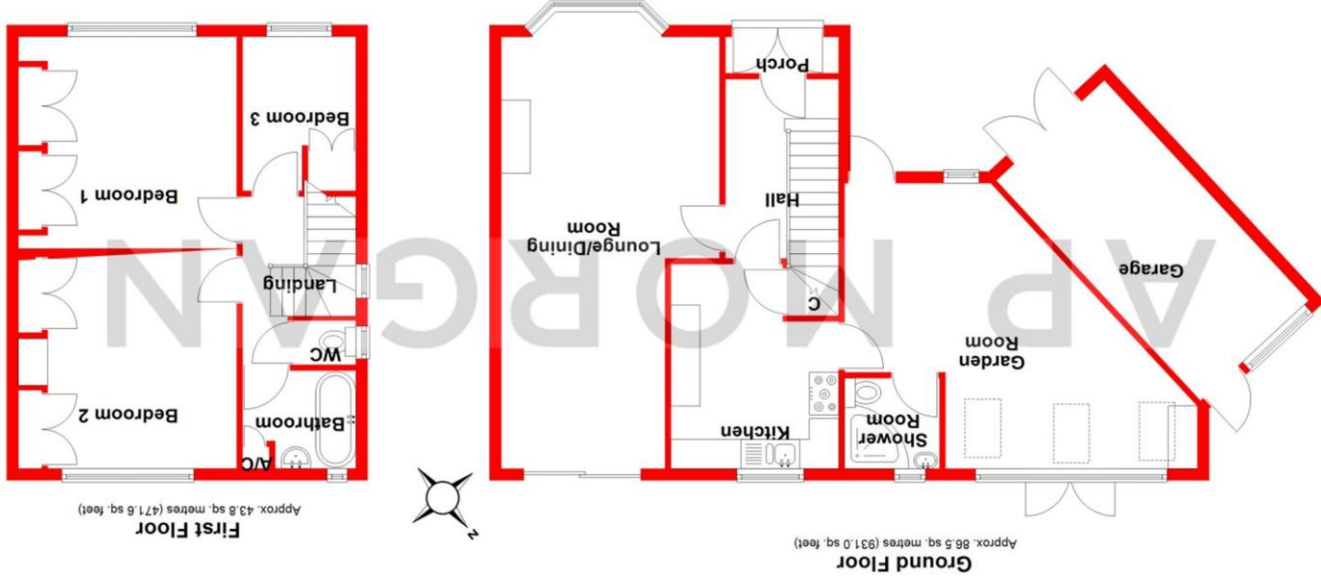
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £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. 130.3 sq. metres (1402.6 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 Planlup.

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