

AP MORGAN



Amroth Close, Rednal

Offers in the region of £210,000

Features:

- Well-presented three-bedroom terrace house in Rednal
- An exciting opportunity for first-time buyers,
- A spacious lounge/diner,
- Generously sized and modern fitted kitchen,
- Utility room,
- Two double and one single bedrooms,
- A family bathroom,
- Separate WC,
- Off-street parking,
- Low-maintenance rear garden,
- Prime positioning for amenities access.

Description:

This well-presented three-bedroom terrace house in Rednal is an exciting opportunity for first-time buyers, presenting: a spacious lounge/diner, generously sized and modern fitted kitchen, utility room, two double and one single bedrooms, a family bathroom, separate WC, off-street parking, low-maintenance rear garden and is in prime positioning for amenities access.

Approaching the property, there is a block-paved drive presenting space for parking multiple vehicles and giving front access to the porch and hall.

There is room for removing outdoor footwear and jackets, with the utility room immediately accessible alongside the stairs to the first-floor landing. The utility offers counter space and plumbing for freestanding appliances. The kitchen is generously sized and fitted in a modern style, with ample counter-space and an integral electric oven, microwave, gas hob and space/plumbing for freestanding appliances. There is also an integral airing cupboard alongside access to the rear garden through a French door. The lounge is accessed from the kitchen and the hall, hosting space for multiple suites and a large dining table and chairs. There is also a gas fireplace, the room is illuminated well from a large front-facing window and rear patio doors to the garden.

Ascending to the first floor, the landing presents bedroom one, a large double looking to the front aspect, with fitted wardrobes along the length of one wall and an additional integral storage cupboard over the stairs. Bedroom two is also a large double, looking to the front, and similarly presents integral storage. Bedroom three is the single of the property, looking to the rear aspect, currently used as a study. The bathroom is finished in blue tiling and presents a wash basin and standing bath/shower, alongside an integral airing cupboard. The separate WC is finished in the same style and completes the first floor.



The rear garden opens to a paved patio spanning the full length and width of the garden, allowing plenty of room for garden furniture and external storage. The low maintenance garden is bordered by wooden panel fencing.

Situated in Rednal, this is well-located for access to Lickey and Waseley Hills, in addition to Rubery High Street offering a range of convenience stores and within a near distance to the Golf Course. The surrounding areas provide additional shopping, schooling, and leisure facilities, including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment, and restaurants. Rednal and Rubery provide good transport links for commuters with easy access to the motorway network.

Details:

Porch

Hall

Lounge/Diner 20'4" x 11'9" (6.2m x 3.58m) Both Max

Kitchen 16'9" x 11' (5.1m x 3.35m) Both Max

Utility Room 8'5" x 4'8" (2.57m x 1.42m) Both Max

Landing

Bedroom One 14' x 10'1" (4.27m x 3.07m) Both Max

Bedroom Two 12'1" x 9'4" (3.68m x 2.84m) Both Max

Bedroom Three 7' x 10'1" (2.13m x 3.07m)

Bathroom 5'11" x 6'5" (1.8m x 1.96m)

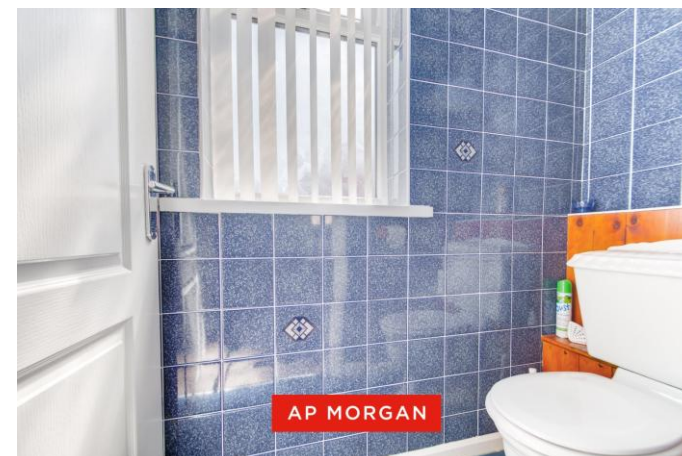
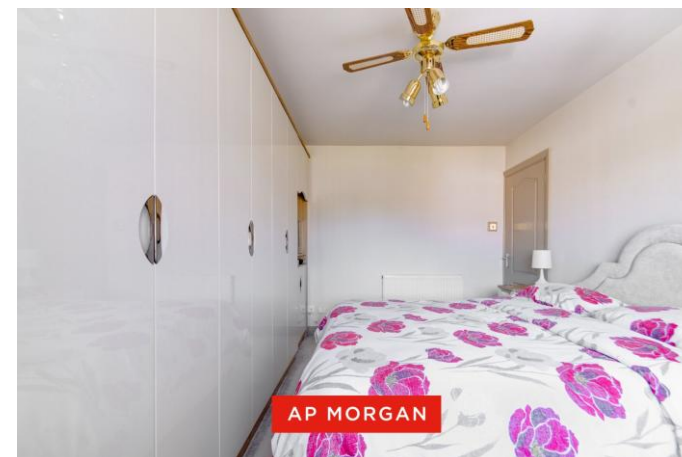
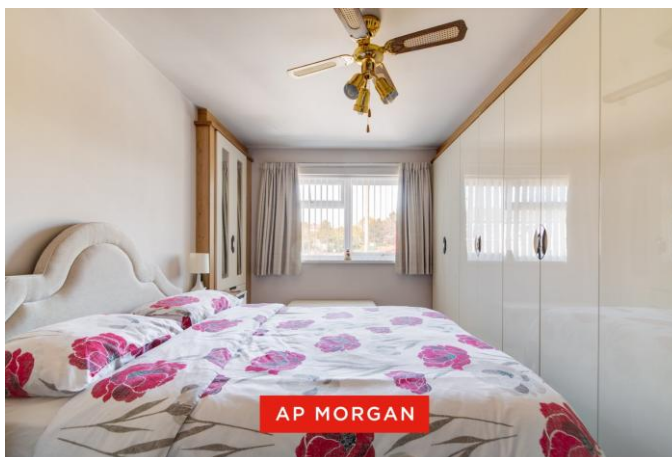
WC 2'1" x 5'10" (0.64m x 1.78m)

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.



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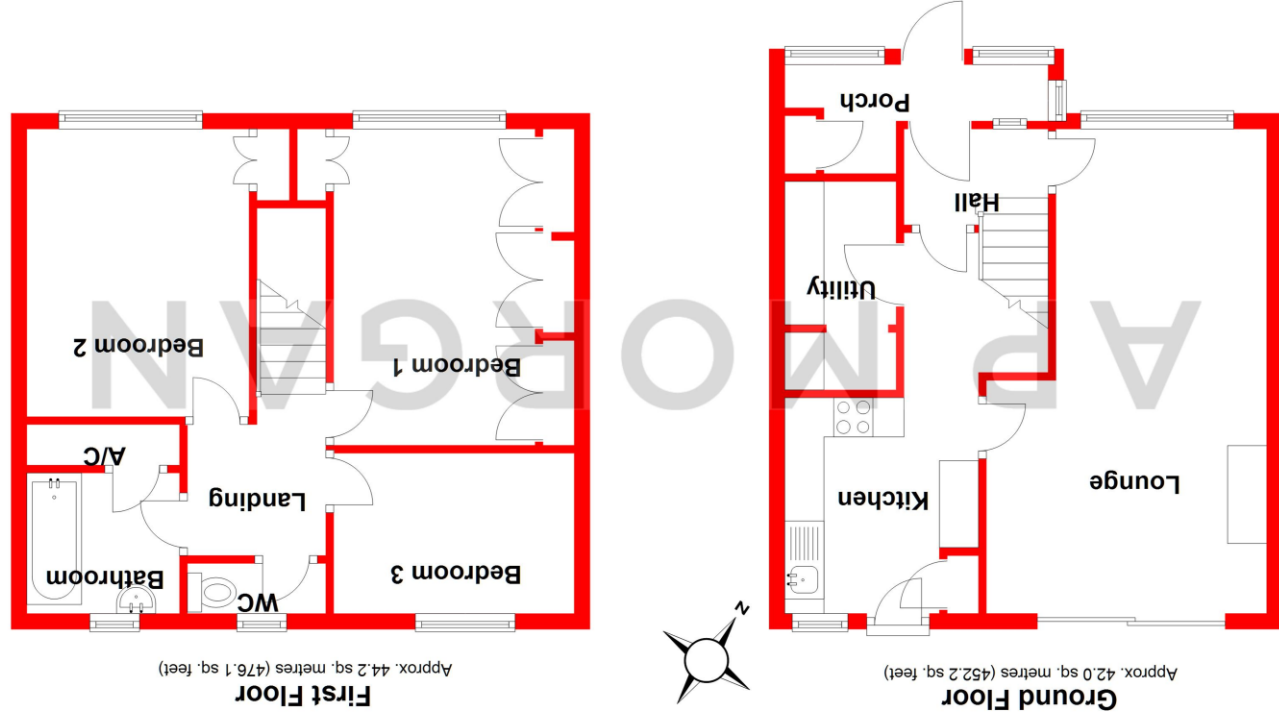
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Total area: approx. 86.2 sq. metres (928.3 sq. feet)

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Plan produced using PlanUp.

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