

**AP MORGAN**



**Cofton Park Drive, Rednal**  
Asking Price £375,000

### Features:

- Beautifully presented contemporary four-bedroom semi-detached house.
- Exciting opportunity for large and growing families.
- Three double & one single bedrooms
- Spacious lounge
- Substantial kitchen/dining room
- Ground floor WC,
- Garage,
- En-suite shower room
- Family bathroom
- Versatile rear garden
- Off-street parking
- Prime positioning for amenities

### Description:

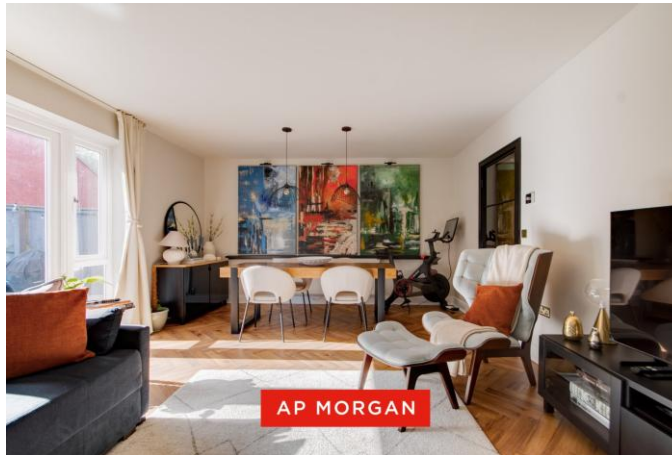
This beautifully presented contemporary four-bedroom semi-detached house in Longbridge presents: a spacious lounge, substantial kitchen/dining room, a ground floor WC, garage, three double and one single bedrooms, an en-suite shower room, modern family bathroom, versatile rear garden, off street parking and is in prime positioning for amenities.

Approaching the property, there is a block-paved drive hosting space for parking multiple vehicles and allowing for front access to the garage and front door to the hall.

The lounge is spacious, offering plenty of room for freestanding furniture, multiple suites, a dining table and chairs, and rear garden access through double French doors. The kitchen/dining room is substantially sized, offering ample counter space with a double electric oven, five ring gas hob, double sink with drain, dishwasher, fridge/freezer and space for freestanding appliances. The ground floor is completed by a garage which hosts space for storage and a ground floor WC accessed from the hall.

Ascending to the first floor, Bedroom One is a significant double looking to the front aspect, with space for freestanding furniture and an en-suite shower room presenting wash basin, WC and shower. Bedroom Two is also a large double looking to the rear aspect. Bedroom Three is a double bedroom which looks to the rear aspect. Bedroom Four is the single which looks to the front aspect, currently being used as a study/walk-in closet.

The garden opens to a paved patio hosting space for garden furniture and external storage. Continuing to a sweeping grass laid lawn, there is ample space for outdoor activities. The garden is completed by a border of wooden panel fencing.



The property is approximately 1.5 miles from Longbridge Shopping Park which hosts restaurants, shops and supermarkets while offering easy access to local bus routes and Longbridge Train Station. Additionally, Cofton Park and The Lickey Hills are nearby and are great for walks and picnics.

**Details:**  
**Hall**

**Living Room** 14'1" x 19' (4.3m x 5.8m)

**Kitchen/Diner** 18'6" x 11'3" (5.64m x 3.43m) Both Max

**Garage** 22'2" x 9'9" (6.76m x 2.97m)

**Landing**

**Bedroom One** 14'1" x 12'1" (4.3m x 3.68m) Both Max

**En-suite Shower Room** 5'11" x 5'1" (1.8m x 1.55m)

**Bedroom Two** 12'3" x 12'1" (3.73m x 3.68m) Both Max

**Bedroom Three** 10'4" x 9'4" (3.15m x 2.84m)

**Bedroom Four** 8'7" x 9'1" (2.62m x 2.77m)

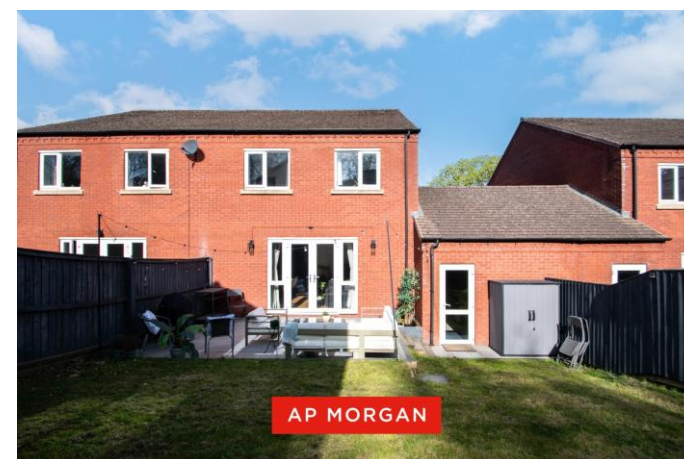
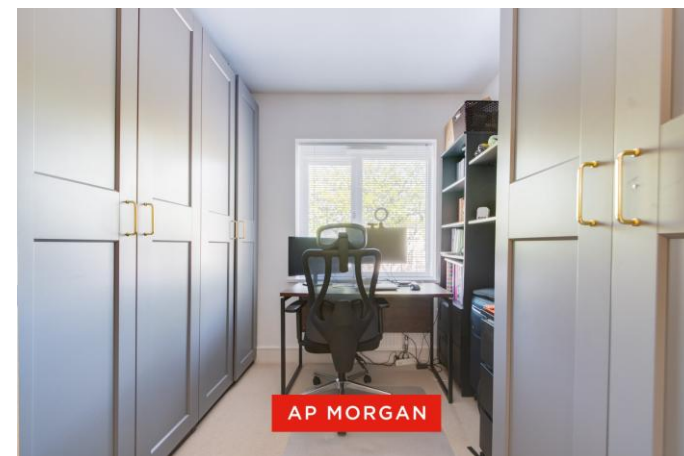
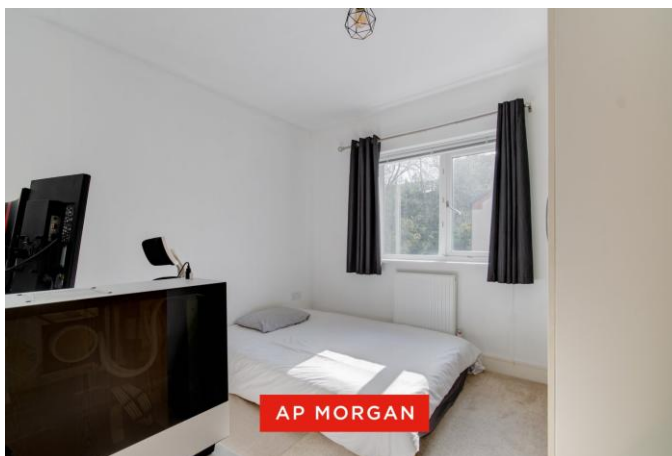
**Family Bathroom** 6'3" x 6'8" (1.9m x 2.03m)

**EPC Rating:** C

**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?

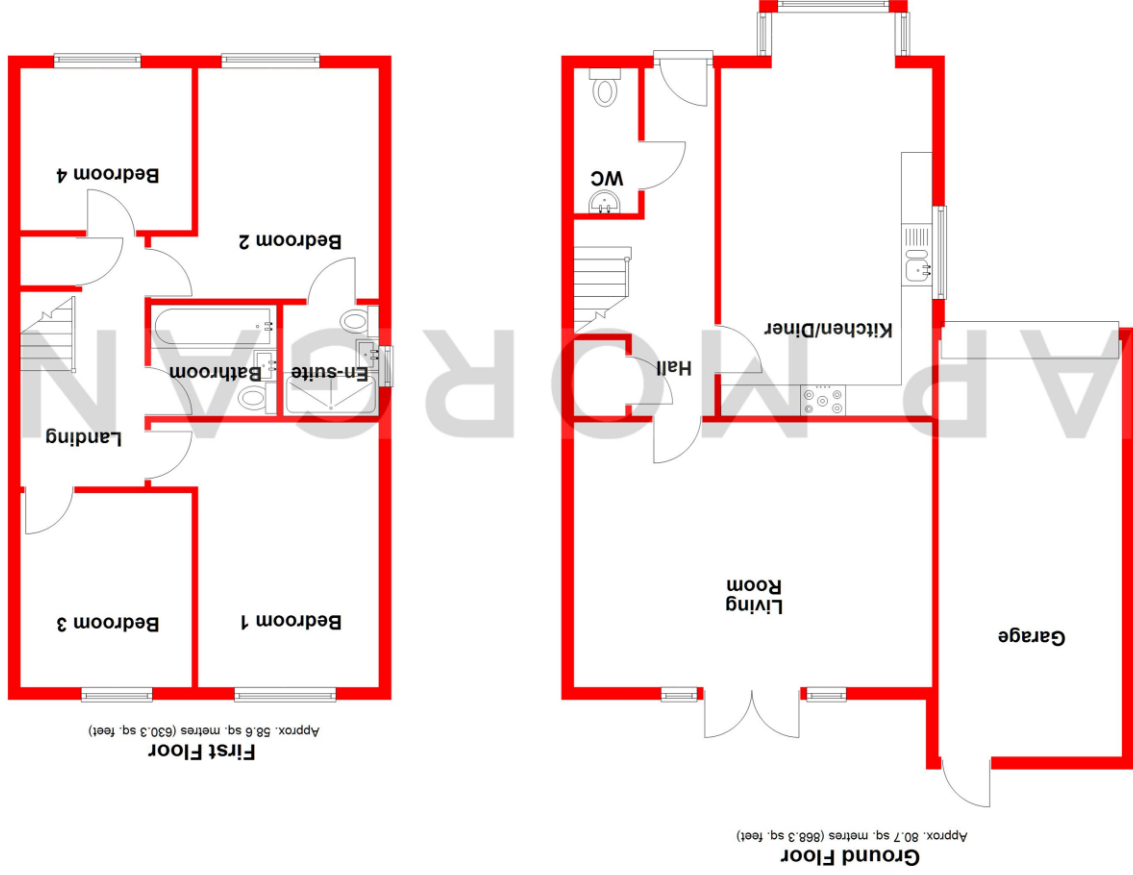
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 139.2 sq. metres (1498.6 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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