

AP MORGAN



Irwin Avenue, Rednal
Offers Over £300,000

Features:

- Beautifully presented three bedroom semi-detached home
- Exciting opportunity for growing families and upsizers
- Substantial lounge promoting indoor/outdoor living
- Double glazed rear bifold doors leading to the patio
- Generously sized dining room
- Large, fitted kitchen
- Ground floor WC
- Boarded loft for additional storage
- Storage shed for external storage
- Versatile garden with raised lawn
- Off-street parking for multiple vehicles
- Prime positioning for amenities access
- Short drive from Cofton Park and Lickey Hills Country Park

Description:

Space to grow, room to breathe, and a garden built for summer. Welcome to 53 Irwin Avenue.

This beautifully presented three bedroom semi-detached home is an exciting opportunity for growing families and upsizers looking for that next step. Early viewing is strongly recommended.

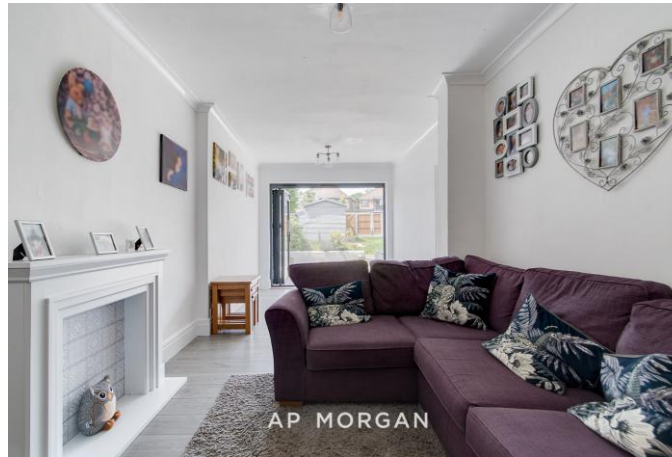
Step inside and the substantial lounge sets the tone, with double glazed rear bifold doors opening straight onto the patio, blurring the line between indoor and outdoor living. It's the kind of room that works just as well for a quiet night in as it does for doors thrown open on a sunny afternoon.

Through to the generously sized dining room, there's plenty of space for family meals and entertaining, while the large, fitted kitchen offers a practical, sociable hub for everyday life. A ground floor WC adds everyday convenience that families will appreciate.

Upstairs, three well-proportioned bedrooms are served by the family bathroom, and a boarded loft provides valuable additional storage, the kind of detail that makes a real difference once you start unpacking.

Outside, the versatile garden has been thoughtfully arranged with a raised lawn, giving a real sense of zoning between play space and quiet space, while a storage shed keeps bikes, tools and outdoor essentials neatly out of the way. Off-street parking for multiple vehicles completes the picture, no more juggling for space on the drive.

The location does plenty of the work too. Prime positioning puts local amenities within easy reach, and for weekend adventures, it's just a short drive to Cofton Park and the Lickey Hills Country Park, ideal for walks and picnics.



Homes like this, ready to move into and offering this much flexibility, tend to attract attention quickly. Contact us today to arrange your viewing.

Details:

Hall

Dining Room 9'7" x 9'4" (2.92m x 2.84m) Both Max

Living Room 21'8" x 9'4" (6.6m x 2.84m) Both Max

Kitchen 10'6" x 9'9" (3.2m x 2.97m) Both Max

Utility Room 7'8" x 4'2" (2.34m x 1.27m)

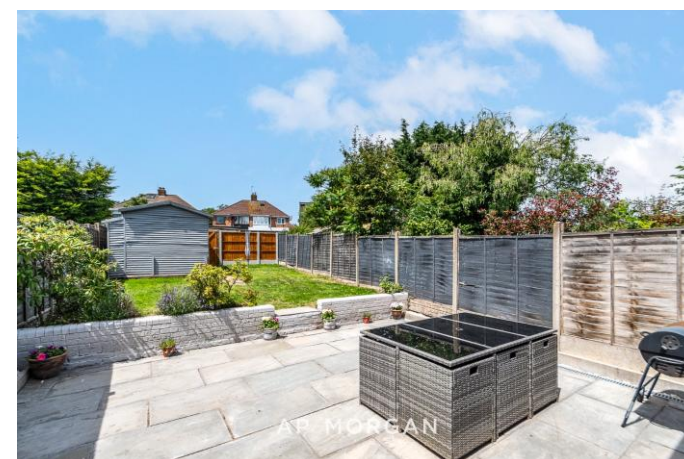
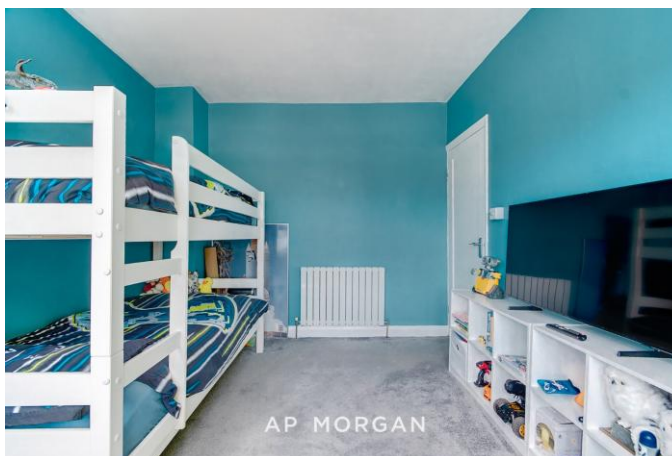
Ground Floor WC 5'2" x 1.26 (1.57m x 1.26)

Bedroom One 12'11" x 9'4" (3.94m x 2.84m) Both Max

Bedroom Two 9'4" x 9'2" (2.84m x 2.8m) Both Max

Bedroom Three 6'1" x 5'4" (1.85m x 1.63m)

Bathroom 6'10" x 5'3" (2.08m x 1.6m)



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.

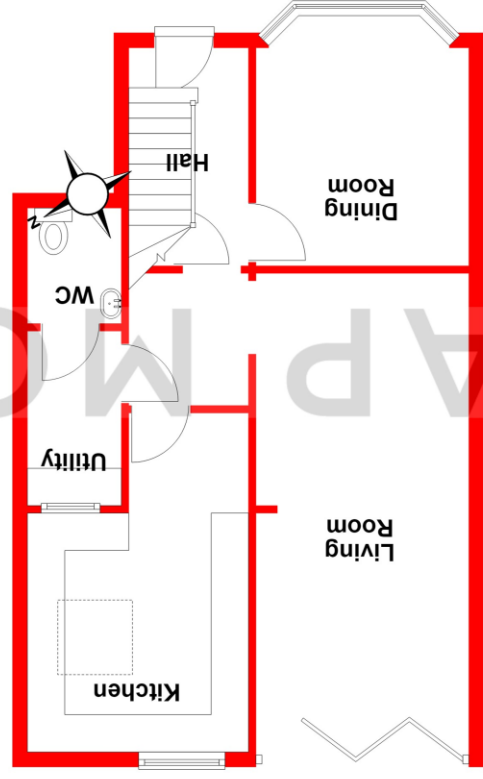
Need a solicitor?

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.

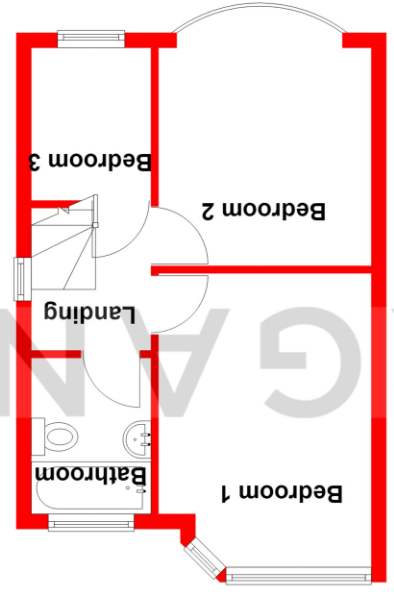
Identity Checks

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.

Ground Floor
Approx. 53.1 sq. metres (571.9 sq. feet)



First Floor
Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 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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