

AP MORGAN

Cofton Park Drive, Rednal
Asking Price £230,000

Features:

- Beautifully presented two bedroom mid terrace home
- Exciting opportunity for first time buyers
- Substantial lounge with front facing bay window
- Contemporary fitted kitchen with rear garden access
- One double and one single bedrooms
- Comfortably sized study
- Modern family bathroom
- Versatile, low maintenance rear garden
- Newer built property and estate
- Shared drive offering off street parking for multiple vehicles
- Stones throw from amenities, including Longbridge Retail Park, Cofton Park and a short drive from the Lickey Hill and public transport links.
- Estate service charge - £235 P/A

Description:

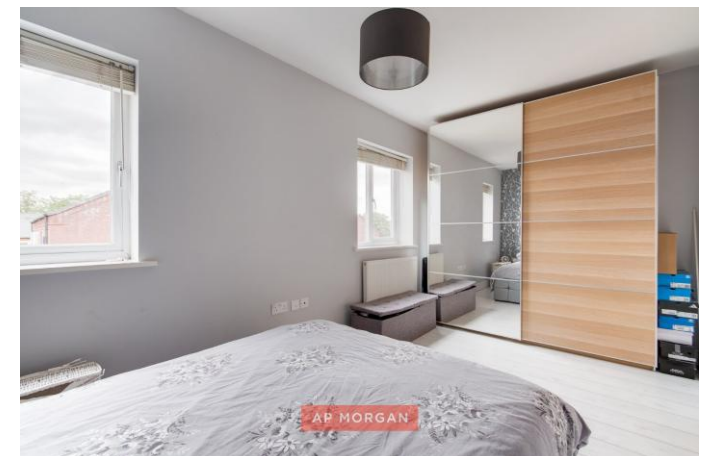
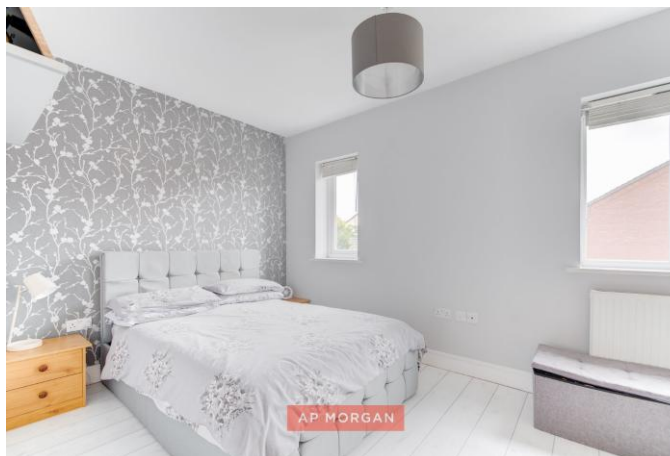
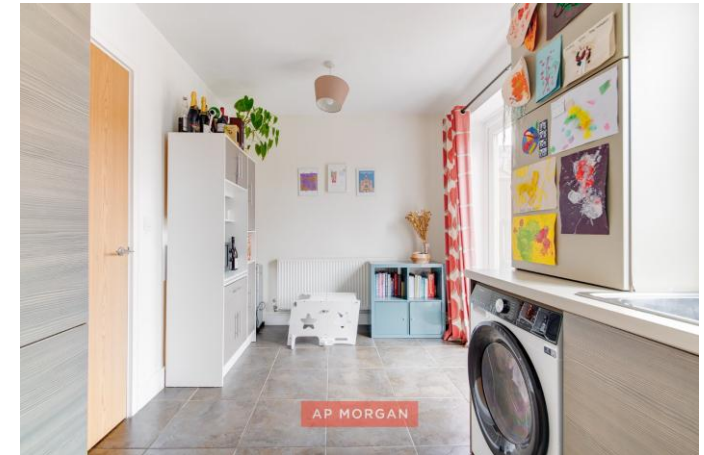
Perfectly placed for first time buyers, this beautifully presented two bedroom mid terrace home sits within a newer built development just a stone's throw from Cofton Park itself. Early viewings are expected, so get in touch to avoid missing out.

Step inside and you're welcomed by an entrance hall and ground floor WC, leading through to a substantial lounge, where a front facing bay window floods the room with natural light and adds a lovely sense of space to sit back and relax in. Just off the lounge is a contemporary fitted kitchen, complete with direct access out to the rear garden, ideal for those morning coffees or keeping an eye on the kids while you cook.

Upstairs you'll find a well proportioned double bedroom, along with a comfortably sized single and an additional study, perfect for anyone needing a home office, nursery or dressing room. The modern family bathroom completes the first floor, finished to a high standard throughout.

Outside, the rear garden has been thoughtfully designed to be versatile and low maintenance, giving you more time to enjoy it and less time looking after it. To the front, a shared drive offers off street parking for multiple vehicles, a real bonus for buyers wanting the convenience.

Being part of a newer built estate, the property benefits from a modern specification throughout, with an estate service charge of £235 per annum covering the upkeep of the surrounding grounds.



The location speaks for itself. Longbridge Retail Park is just moments away for your everyday shopping needs with the popular Herbert's Yard for socialising and great street food, Cofston Park is right on your doorstep for weekend walks, and the Lickey Hills are a short drive away for those wanting to escape into the countryside. Public transport links are close by too, including Longbridge Train Station making this an ideal spot for commuters.

This is a fantastic opportunity to get onto the property ladder in a sought after location. Contact our office today to arrange your viewing before it's too late.

Details:

Entrance Hall

Living Room 15'7" x 15'1" (4.75m x 4.6m)

Kitchen/Diner 8'5" x 15'1" (2.57m x 4.6m)

WC 5'2" x 3'7" (1.57m x 1.1m)

Landing

Bedroom One 8'1" x 15'1" (2.46m x 4.6m)

Bedroom Two 9'2" x 7'1" (2.8m x 2.16m)

Study 7'8" x 7'8" (2.34m x 2.34m)

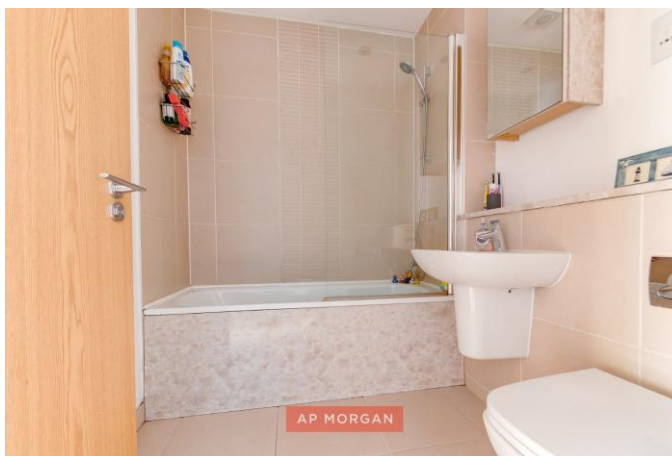
Bathroom 6'3" x 7'1" (1.9m x 2.16m)

EPC Rating: C

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?

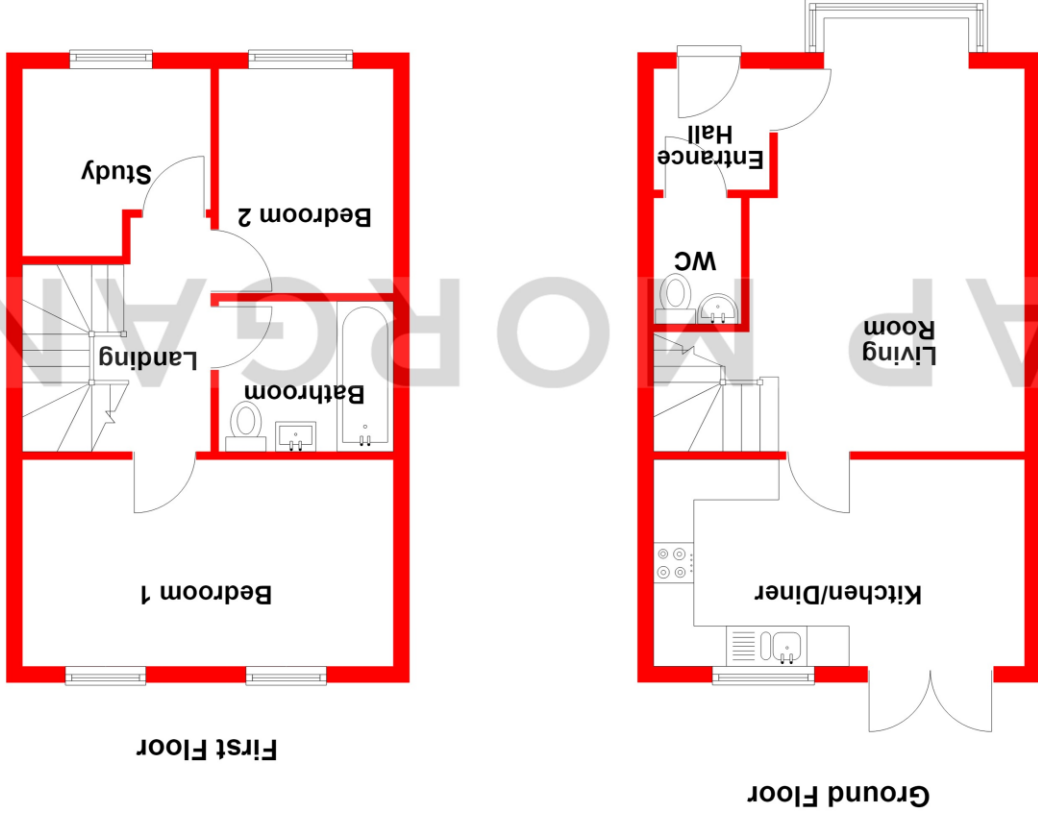
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 69.1 sq. metres (744.2 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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