

AP MORGAN



Raybon Croft, Rednal
Offers in excess of £240,000

Features:

- Beautifully presented two double bedroom home in Rednal
- Exciting opportunity for first time buyers
- Substantial lounge with gas fireplace and bay window
- Comfortably sized kitchen/diner with fitted cabinetry
- Two double bedrooms
- Low maintenance rear garden
- Off-street parking for multiple vehicles
- Well positioned for amenities access
- A short drive from Cofton Park, Lickey Hills Country Park

Description:

Your first home starts here, on Raybon Croft in Rednal.

This beautifully presented two double bedroom home is an exciting opportunity for first time buyers looking for space, comfort and a location that ticks every box. With early interest expected, arranging a viewing sooner rather than later is well worth it.

Step inside and the hallway opens into a substantial lounge, where a gas fireplace and bay window create a bright and inviting space, whether you're settling in for the evening or welcoming guests over. Just beyond, the kitchen/diner is a comfortably sized space fitted with quality cabinetry, giving you everything you need to cook, dine and gather with ease.

Upstairs, two double bedrooms offer real flexibility, ideal as they are or ready to adapt as your needs change over time.

Outside, the rear garden has been kept low maintenance, so you can enjoy the space without the hassle, while off-street parking for multiple vehicles removes one of the more common frustrations of everyday life.

The location works hard too. Well positioned for local amenities, and just a short drive from Cofton Park and the Lickey Hills Country Park, this is a home suited to both routine and relaxation.

Homes offering this much for first time buyers are always in demand. Contact our team today to arrange your viewing.



Details:

Hall

Lounge 14'6" x 12'2" (4.42m x 3.7m) Both Max

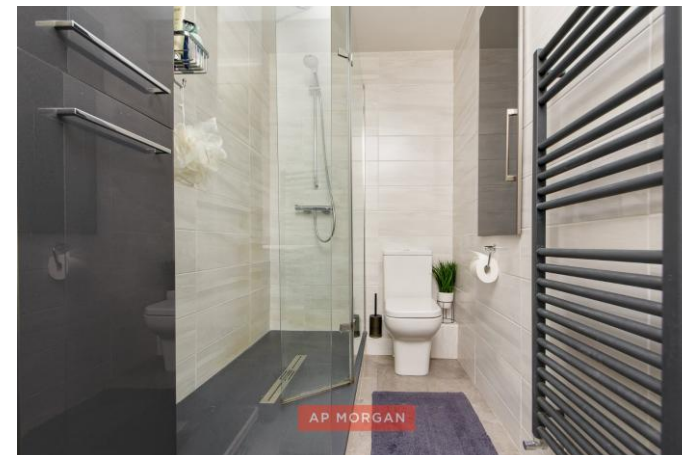
Kitchen/Diner 8'6" x 12'2" (2.6m x 3.7m) Both Max

Landing

Bedroom One 8'11" x 12'2" (2.72m x 3.7m)

Bedroom Two 8'8" x 12'1" (2.64m x 3.68m)

Bathroom 5'7" x 9'1" (1.7m x 2.77m)



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?

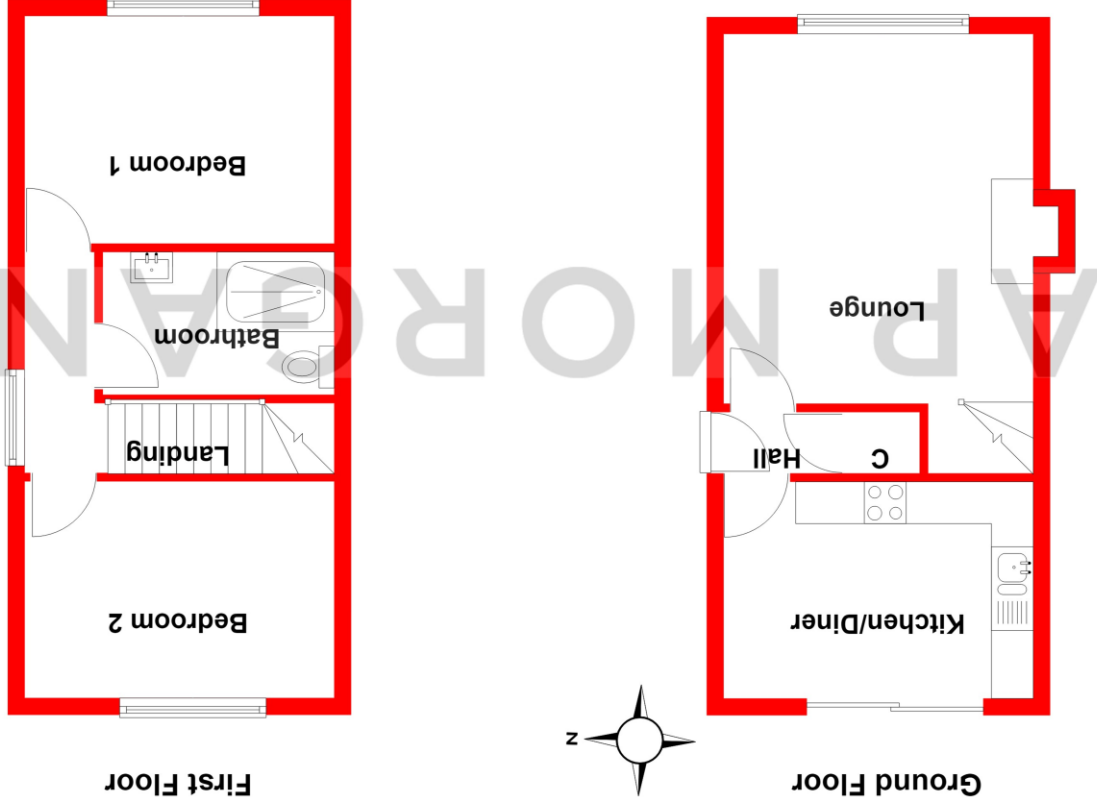
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 59.9 sq. metres (645.3 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 shown 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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