

AP MORGAN

Kendal Rise Road, Rednal
Offers in excess of £230,000

Features:

- Three-bedroom mid-terrace home, fully remodelled throughout, no onward chain
- Generous bay-fronted lounge with electric fireplace, perfect for evening film nights
- Spacious kitchen/dining room, the true heart of the home and made for family life
- Separate utility room, keeping everyday chores out of sight
- Two double bedrooms and a single, ideal for a growing family or a home office
- Contemporary family bathroom
- Vast, versatile rear garden, made for summer barbecues and space for the kids to play
- Off-street parking for multiple vehicles
- Kitchen and bathroom refitted within the last seven years
- New boiler fitted approximately six years ago, for extra peace of mind
- Moments from the Lickey Hills, perfect for weekend walks
- Well placed for local schools, amenities, and easy travel around the wider area
- Ready to move straight into, with nothing left to do but unpack

Description:

Not many first homes in Rednal come with a garden this size, a road this quiet, and a kitchen that spills straight out into the sunshine. This one does.

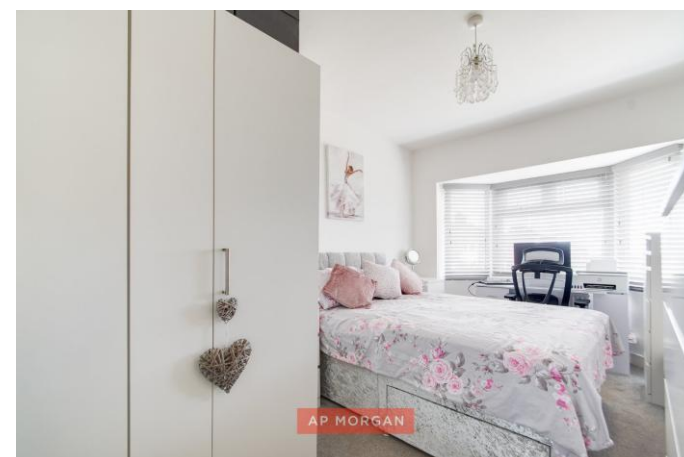
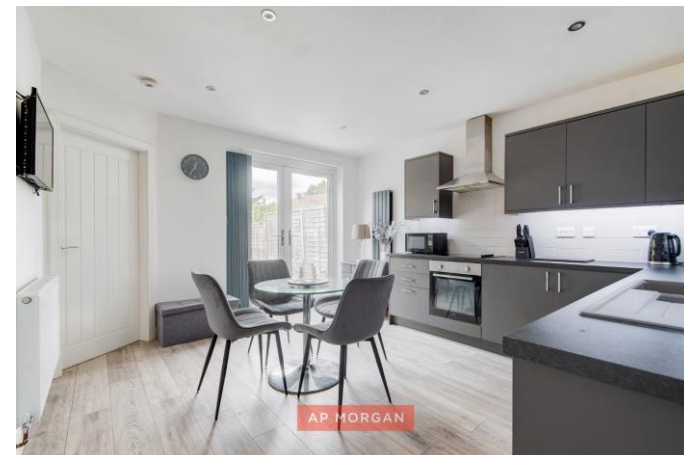
Tucked away in Rednal, nearby to Lickey Hills Country Park, this three-bedroom mid-terrace has been completely remodelled from top to bottom and is ready for someone to simply move straight in. With a generous lounge, a sociable kitchen diner, off-street parking for multiple cars, and a rear garden that has to be seen to be believed, it's the kind of home families wait a long time to find. And with no onward chain, there's nothing standing in the way.

We asked them what made them buy it...

"I loved all of the house and the size of the garden for the children. It was the road, the layout, and the size of the garden that made us choose it over anywhere else we looked. The location is great, so close to the Lickeys and the village, and it's brilliant for travel to most places too. We love walking up to the Lickeys whenever we get the chance."

What about the house itself?

"I did a complete remodel of the whole house. The kitchen in the summer is the thing I've never stopped loving, the way it opens right up to the garden. That's where we spend most of our time as a family, with film nights in the lounge when the



weather turns. We love summer BBQs in the garden, and on a summer afternoon the sun sits on it beautifully. Honestly, I'll miss all of it. I love this house. We're only moving because we need more space for our business."

Our agents say...

You can feel the care that's gone into this one. The kitchen/diner is the beating heart of the house, exactly as the current owners describe it, and it's easy to see why it's the room that gets a reaction from every guest who walks in. The bay-fronted lounge with its electric fireplace gives you a proper spot to switch off, while the utility room and long driveway with parking for several cars take care of the practical stuff most buyers don't think to ask about until they need it. Add a newer boiler, a kitchen and bathroom refitted within the last seven years, and a rear garden with genuine space to entertain, grow, or just let the kids run, and you've got a home that's done all the hard work for you. This one is perfect for a young family looking for a first home with nothing left to do but unpack. With no chain to hold things up, it won't hang around. Give us a call and come and see it for yourself.

Details:
Hall

Living Room 11'11" x 11'11" (3.63m x 3.63m) Both Max

Kitchen/Dining Room 13'10" x 11'11" (4.22m x 3.63m) Both Max

Utility Room 12'3" x 5'11" (3.73m x 1.8m)

Landing

Bedroom One 13' x 9'2" (3.96m x 2.8m) Both Max

Bedroom Two 13' x 9'2" (3.96m x 2.8m)

Bedroom Three 7'8" x 7'8" (2.34m x 2.34m)

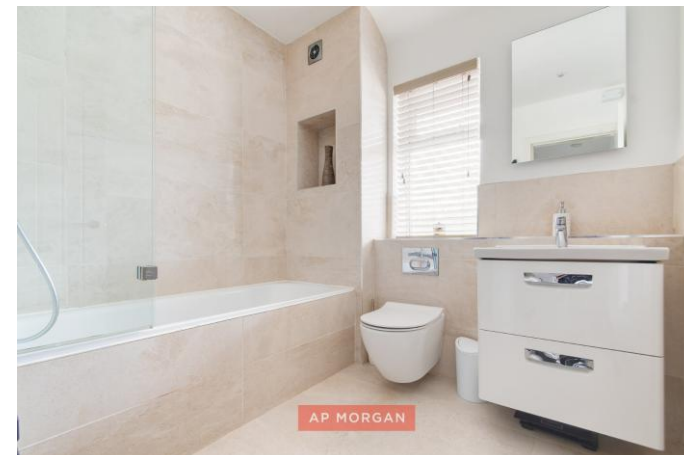
Bathroom 6'7" x 7'6" (2m x 2.29m)

EPC Rating: D

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?

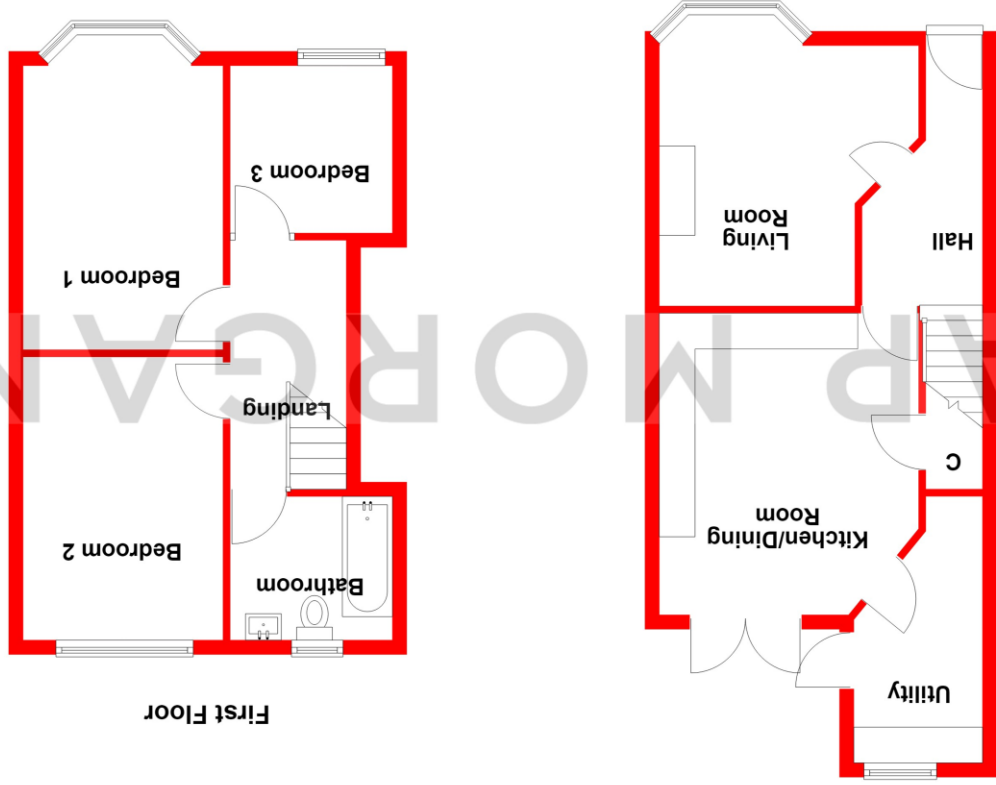
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 79.5 sq. metres (855.5 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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