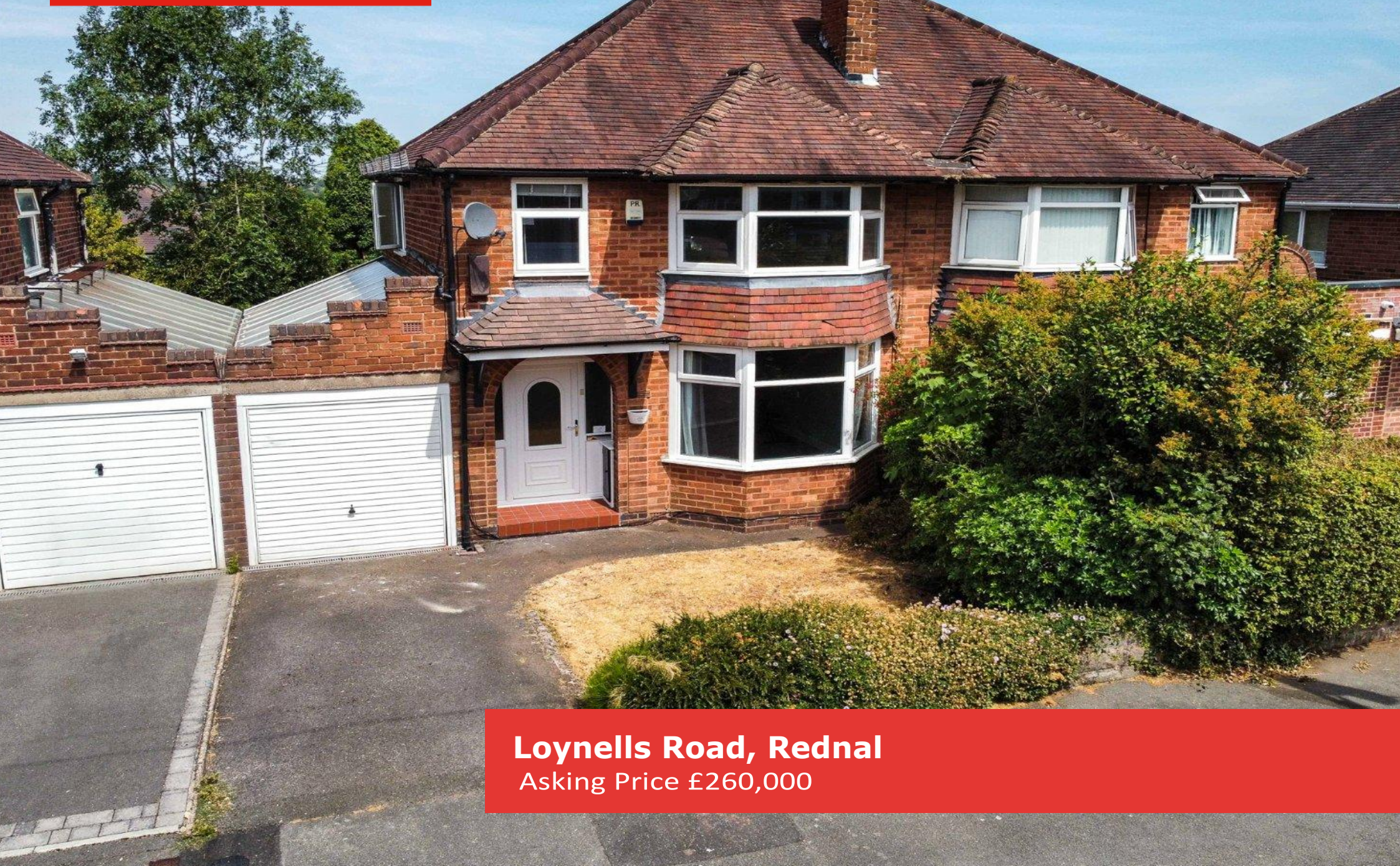


AP MORGAN



Loynells Road, Rednal
Asking Price £260,000

Features:

- Beautifully presented, three-bedroom semi-detached home.
- Exciting opportunity for first time buyers.
- Substantial lounge/dining room with front facing bay window, log burning fireplace and double french doors to rear patio.
- Generously sized kitchen with ample counterspace.
- Utility room with additional counterspace and freestanding appliances.
- Large garage with a worktop offering plenty of space for storage, hobbies and DIY.
- Secluded, vast and verdant garden with paved patio, grass laid lawn and additional patio perfect for a freestanding outbuilding.
- Off street parking for multiple vehicles with a hedged front boundary and grass laid lawn.
- Prime positioning for amenities access, local well-regarded schooling, public transport routes and the nearby Birmingham Great Park including a cinema, bowling alley and restaurants.

Description:

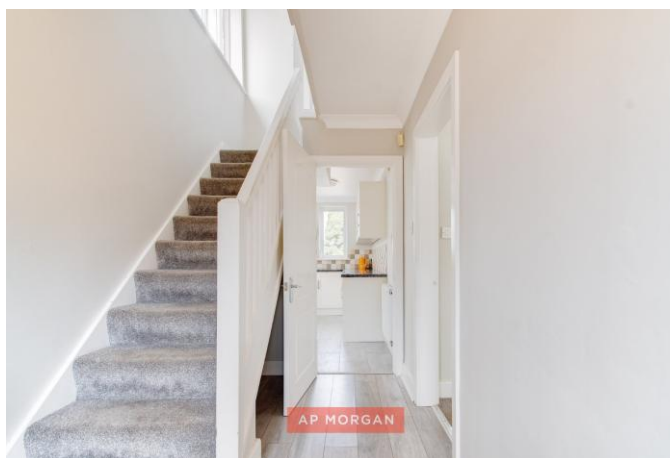
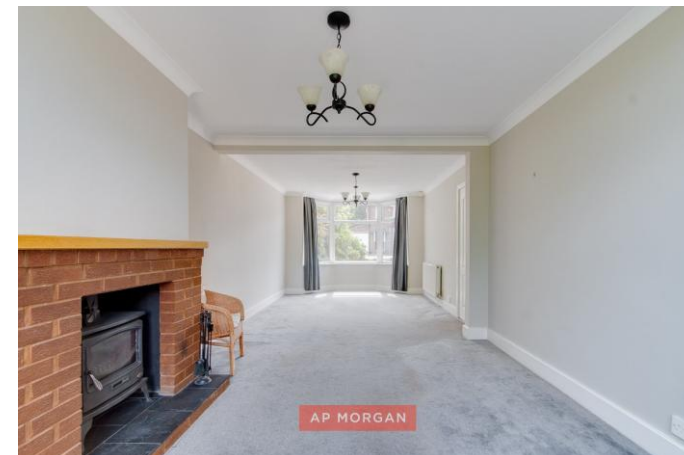
The perfect first move - beautifully presented and full of potential.

Beautifully presented, this three-bedroom semi-detached home represents an exciting opportunity for first time buyers looking to get onto the property ladder in a wonderfully convenient location.

Stepping through the front door, you're welcomed into a hallway leading to a substantial lounge/dining room, flooded with natural light from the front facing bay window, and featuring a charming log burning fireplace as its centrepiece. To the rear, double French doors open out onto the patio, seamlessly connecting the space to the garden beyond and making it ideal for both everyday living and entertaining.

The generously sized kitchen offers ample counterspace for busy households, while a separate utility room provides additional counterspace and space for freestanding appliances, keeping the kitchen clutter-free. A large garage with its own worktop adds further versatility, offering plenty of space for storage, hobbies and DIY projects.

Upstairs, the first floor comprises three bedrooms and a family bathroom, arranged off a central landing.



Outside, the property truly comes into its own. The secluded, vast and verdant garden is a real highlight, with a paved patio area perfect for outdoor dining, a grass laid lawn for children or pets to play, and a further additional patio area that would be perfect for a freestanding outbuilding, home office, or garden studio.

To the front, off street parking is available for multiple vehicles, complemented by a neat, hedged boundary and grass laid lawn that adds to the home's kerb appeal.

Positioned in a prime location, the property benefits from easy access to local amenities, well-regarded schooling, and excellent public transport routes. The nearby Birmingham Great Park adds a further lifestyle boost, offering a cinema, bowling alley and a wide selection of restaurants right on the doorstep.

An early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Details:

Hall

Lounge/Dining Room 24'10" x 10'7" (7.57m x 3.23m) Both Max

Kitchen 11'5" x 5'11" (3.48m x 1.8m) Both Max

Utility Room 9'9" x 7'11" (2.97m x 2.41m) Both Max

Garage 14'8" x 7'11" (4.47m x 2.41m)

Landing

Bedroom One 12'11" x 11' (3.94m x 3.35m) Both Max

Bedroom Two 10'11" x 10'11" (3.33m x 3.33m) Both Max

Bedroom Three 7'5" x 6' (2.26m x 1.83m)

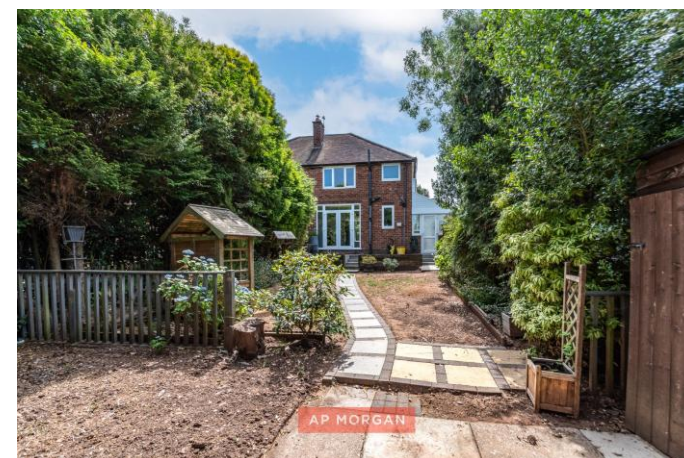
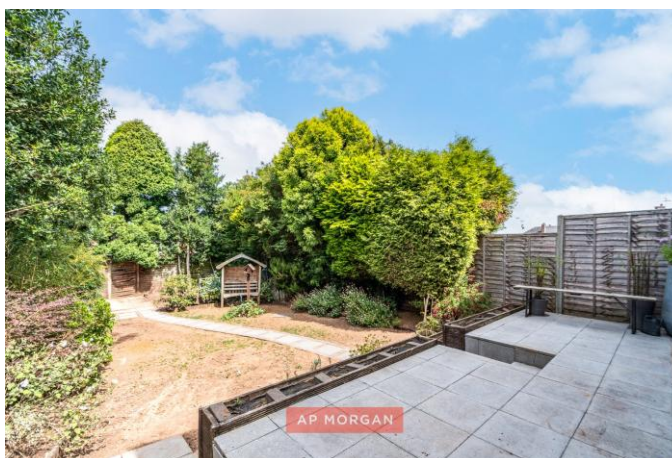
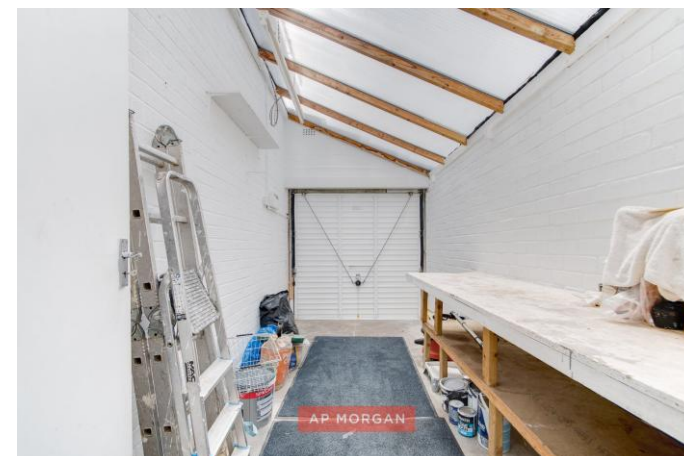
Bathroom 7'9" x 5'10" (2.36m x 1.78m)

EPC Rating: To be confirmed

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

Property to sell?

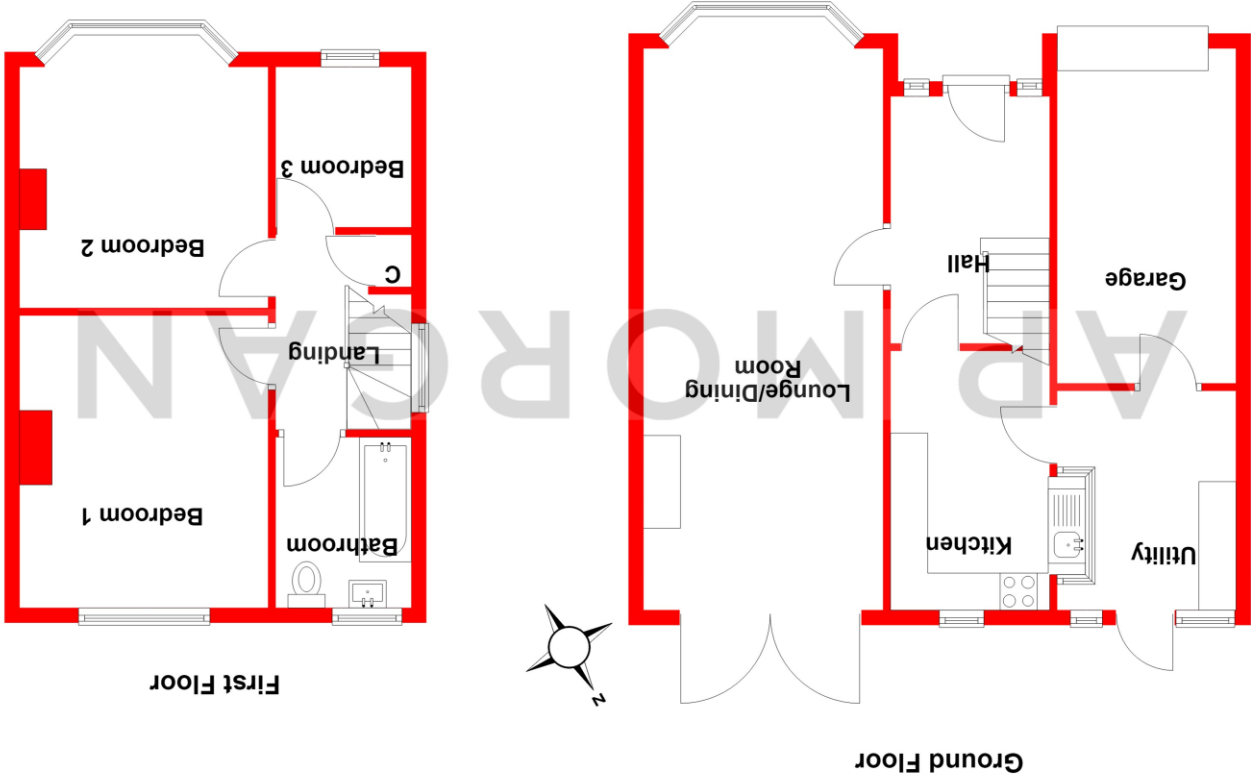
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 96.2 sq. metres (1035.6 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 PlanUp.

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