



AP MORGAN

106 Newman Way, Rednal
Offers Over £70,000

Features:

- First floor studio flat
- Generously sized living room/bedroom
- Fitted kitchen
- Modern shower room
- Resident parking area
- Well positioned for everyday amenities
- Short drive to Longbridge Shopping Park
- Close to Lickey Hills Country Park
- Close to Waseley Hills Country Park
- Ideal for first-time buyers or investors

Description:

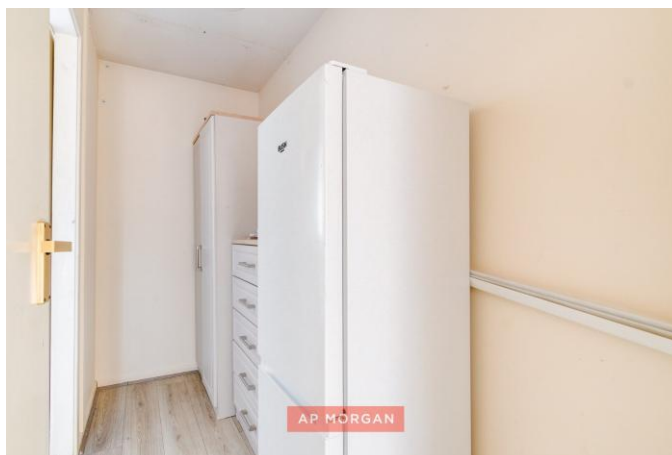
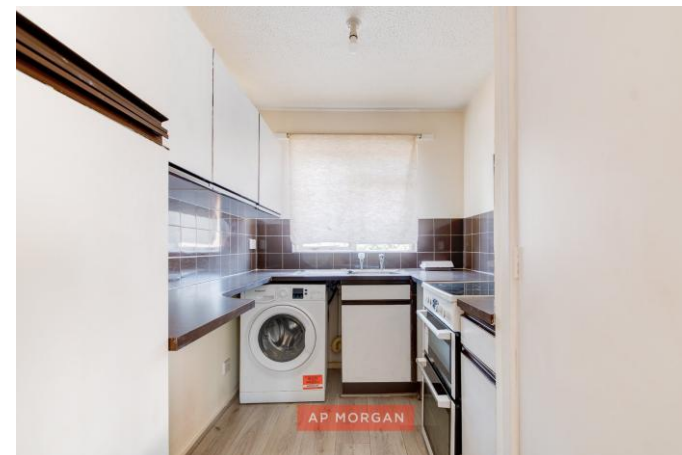
Studio living, sorted. First floor, first-time buyer friendly, and ready when you are.

Tucked away in Rednal, this first floor studio flat is the kind of property that just makes sense. The living room/bedroom is generously sized, the kitchen comes fitted and ready to go, and the shower room has a clean, modern finish throughout. Add resident parking and a spot within easy reach of everyday amenities, and you've got a home that works hard without asking much in return. Offered at £70,000.

Our agents say...

This is a flat that ticks the boxes buyers actually care about. The living room/bedroom is a proper size, not the cramped afterthought you get in a lot of studios, so there's real flexibility in how you set it up. The kitchen is fitted and practical, and the shower room has been finished to a modern standard, so there's nothing to do here but move in.

Parking is often the sticking point with flats like this, and it's sorted, with a resident parking area right there. And location-wise, you're well placed for everyday life, with Longbridge Shopping Park just a short drive away for the big shop or a spot of retail therapy. Fancy some fresh air instead? Both Lickey Hills Country Park and Waseley Hills Country Park are close by, with proper walking trails and views that make weekend mornings feel like a mini escape.



Whether you're taking your first step onto the property ladder or looking for a low-maintenance investment, this one is worth a look. Get in touch and we'll get you booked in.

Details:

Lounge/Bedroom 8'10" x 14'9" (2.7m x 4.5m)

Kitchen/Breakfast Room 8'8" x 6'3" (2.64m x 1.9m)

Hall

Shower Room 8'8" x 3'11" (2.64m x 1.2m) Both Max

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.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.

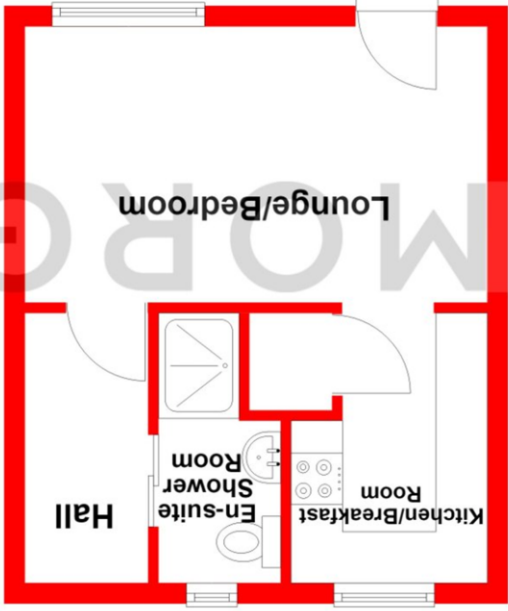
Need a solicitor?

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.

First Floor



Total area: approx. 24.4 sq. metres (262.5 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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