



AP MORGAN

Rednal Mill Drive, Birmingham
Asking Price £70,000

Features:

- Second Floor Studio Flat
- Fitted Kitchen with Appliances
- Separate Shower Room
- Handy Storage Room
- Allocated Parking
- Walking Distance to Cofton Park & Lickey Hills
- Ten Minute Walk to Longbridge Train Station
- Available Now

Description:

A well-planned studio, walking distance to the Lickey Hills, and a train into Birmingham in ten minutes. This is easy living, sorted.

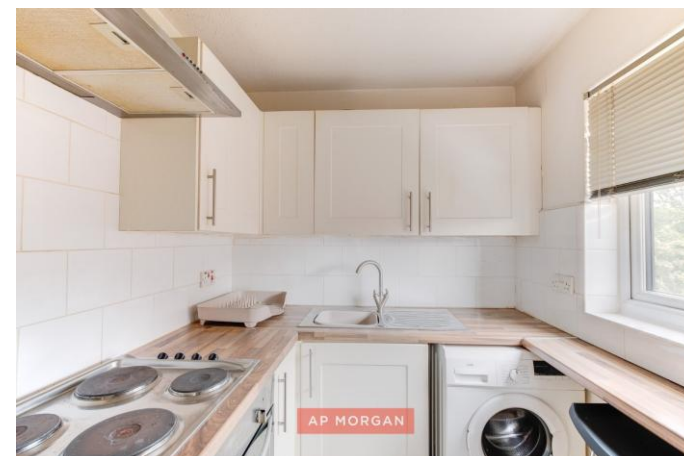
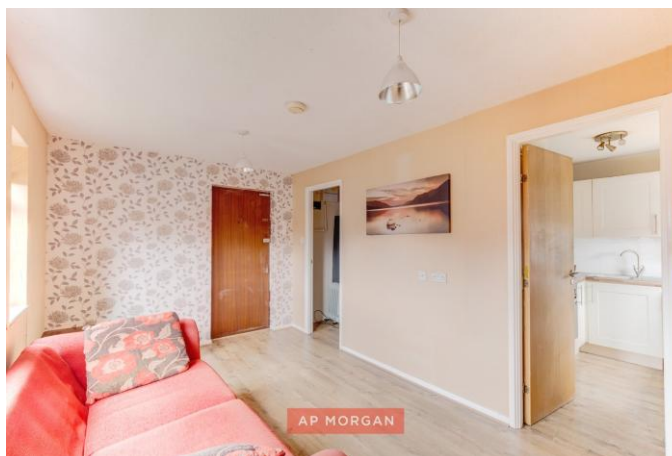
Set on the second floor in a popular location, this studio flat offers a fitted kitchen with appliances, a separate shower room, and a handy storage room, all within walking distance of Cofton Park and the Lickey Hills. At 265 sq ft, it comes with allocated parking and is available now, making it a genuinely straightforward option for first time buyers, downsizers, or investors alike.

We asked them what made them buy it...

"It was the location that stood out straight away. Being so close to Cofton Park and the Lickey Hills but still having Longbridge train station just a ten-minute walk away for getting into Birmingham city centre, felt like the perfect balance."

What about the house itself?

"We loved how well the space was laid out. The fitted kitchen with appliances made things easy from day one, and having a separate storage area for a wardrobe has been really useful in a studio like this."



Our agents say...

This is a smart, well-planned studio that makes the most of every inch of space. The fitted kitchen with appliances sits neatly to one side, with a separate shower room and a useful store room for wardrobe or general storage. The main studio room offers flexible living and sleeping space, and with allocated parking included, day to day life is kept simple.

Being within walking distance of Cofton Park and the Lickey Hills, plus a ten-minute walk to Longbridge train station for easy access into Birmingham city centre, and close to Longbridge retail park and amenities, this location offers a great mix of green space and connectivity. Excellent motorway and road links complete the picture.

Available now and ready to move into, this is a great opportunity for first time buyers or investors alike. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Studio Room 14'9" x 9' (4.5m x 2.74m)

Kitchen 8'7" x 4'8" (2.62m x 1.42m)

Shower Room 8'7" x 3'9" (2.62m x 1.14m)

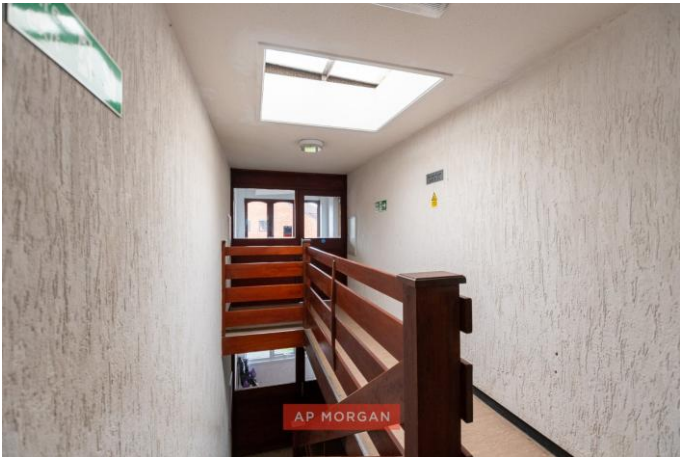
Store Room 8'7" x 4' (2.62m x 1.22m)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.wissemortgageadvice.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.

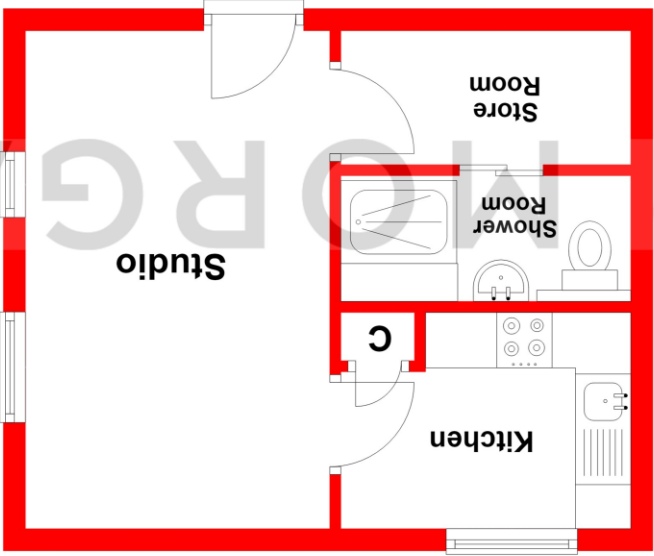
Need a solicitor?

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.

Second Floor



Total area: approx. 24.6 sq. metres (265.0 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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