



**Ryde Park Road, Birmingham**  
**£199,950**



**Features:**

- Well-presented semi-detached house
- Three bedrooms
- Contemporary open plan kitchen/diner
- Spacious lounge
- Family bathroom & ground floor shower room
- Large summerhouse with fitted electrics & bar
- Low maintenance rear garden & driveway
- EPC - D

**Description:**

A beautifully presented semi-detached house featuring a refitted open plan kitchen/diner and large summer house with fitted bar. Situated in a popular location of Rednal, Birmingham. In brief the interior of the property offers, an entrance porch, hallway with stairs to the first floor, ground floor shower room, extensive living room with double doors opening into the impressive kitchen/dining room providing a range of stylish wall and base units, breakfast bar, integrated dishwasher and double oven with gas hob and extractor hood over, space for tall fridge freezer, washing machine and tumble dryer. The first floor occupies a double bedroom one with fitted wardrobes, double bedroom two with bay window, single bedroom three and a bathroom offering bathtub with overhead shower. To the rear the property boasts a landscaped low-maintenance rear garden with initial patio area, artificial lawn, raised well stoked planters, decorative garden lamppost and water feature, to an impressive recently constructed summerhouse benefitting from fitted electrics, internet access, lighting and a bar area, excellent for entertaining guests. To the side of the property is a covered side storage area and an access gate to the rear. To the front situates a block paved driveway for parking two cars and a further boiler/store area. Further benefits include a boarded loft space with pull down loft ladder offering further storage space, double glazing and gas central heating. Situated in Rednal the property is conveniently located for access to Rubery high street offering a range of convenience stores with the surrounding areas providing further shopping, supermarkets, schooling, parks and the new Longbridge development offering excellent shopping, entertainment and eateries. The property also benefits from a range of nearby transport links including ease of access to major road links including the motorway network.





## Details:

### Entrance Porch

### Lounge

25' 6" x 9' 6" (7.77m x 2.89m) max

### Kitchen/Diner

18' 8" x 15' 7" (5.69m x 4.75m) max

### Shower Room

### First Floor Landing

### Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m) max

### Bedroom Two

12' 3" x 9' 6" (3.73m x 2.89m) max

### Bedroom Three

6' 5" x 5' 3" (1.95m x 1.60m)

### Bathroom

6' 3" x 5' 4" (1.90m x 1.62m)

### Summerhouse/Bar

13' 5" x 13' 6" (4.09m x 4.11m)

### 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 01527 910 300.



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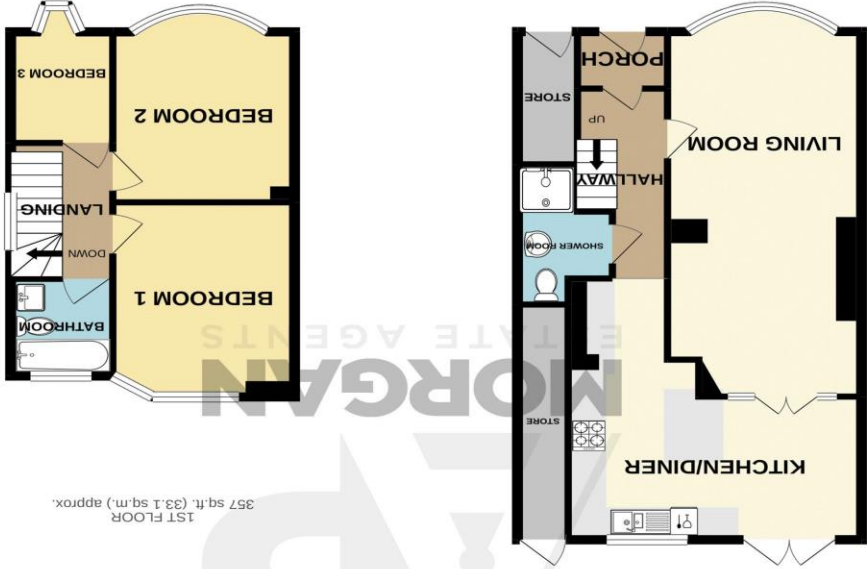
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TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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