



AP MORGAN

**Grizedale Close, Rednal, Birmingham**  
Offers in the Region Of £170,000



**Features:**

- A well extended mid-terrace property
- Easy access to Birmingham City Centre
- Spacious lounge/diner
- Large Kitchen
- Four bedrooms
- Cul-de-sac location
- Low maintenance rear garden
- EPC - C

**Description:**

A well extended four-bedroom mid-terrace property situated in the popular location of Rednal, Birmingham.

Entering the property into the welcoming entrance hall, the ground floor comprises of a spacious lounge/diner with glass sliding patio doors opening onto the rear garden, a large kitchen with inset oven, five ring electric hob and modern extractor hood, a brief utility/lobby and a downstairs bedroom. Branching from the landing, the first floor comprises of a family bathroom with bathtub and separate walk in shower, and three great sized bedrooms.

To the front of the property is a driveway and lawn area, and to the rear is a low maintenance paved rear garden.

Situated in the popular location of Rednal, Birmingham, this property benefits from excellent nearby schooling and amenities with easy access to Birmingham City Centre.





**Details:**

**Entrance Hall**

**Lounge/Diner**

10' 5" x 17' 6" (3.17m x 5.33m)

**Kitchen**

12' 7" x 11' 4" (3.83m x 3.45m)

**Bedroom One**

14' 4" x 8' 6" (4.37m x 2.59m)

**Bedroom Two**

8' 8" x 9' 4" (2.64m x 2.84m)

**Bedroom Three**

6' 5" x 7' 9" (1.95m x 2.36m)

**Bedroom Four**

13' 6" x 7' 3" (4.11m x 2.21m)

**Bathroom**

8' 8" x 8' 7" (2.64m x 2.61m)



**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01218276827.

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 01384 319 400, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

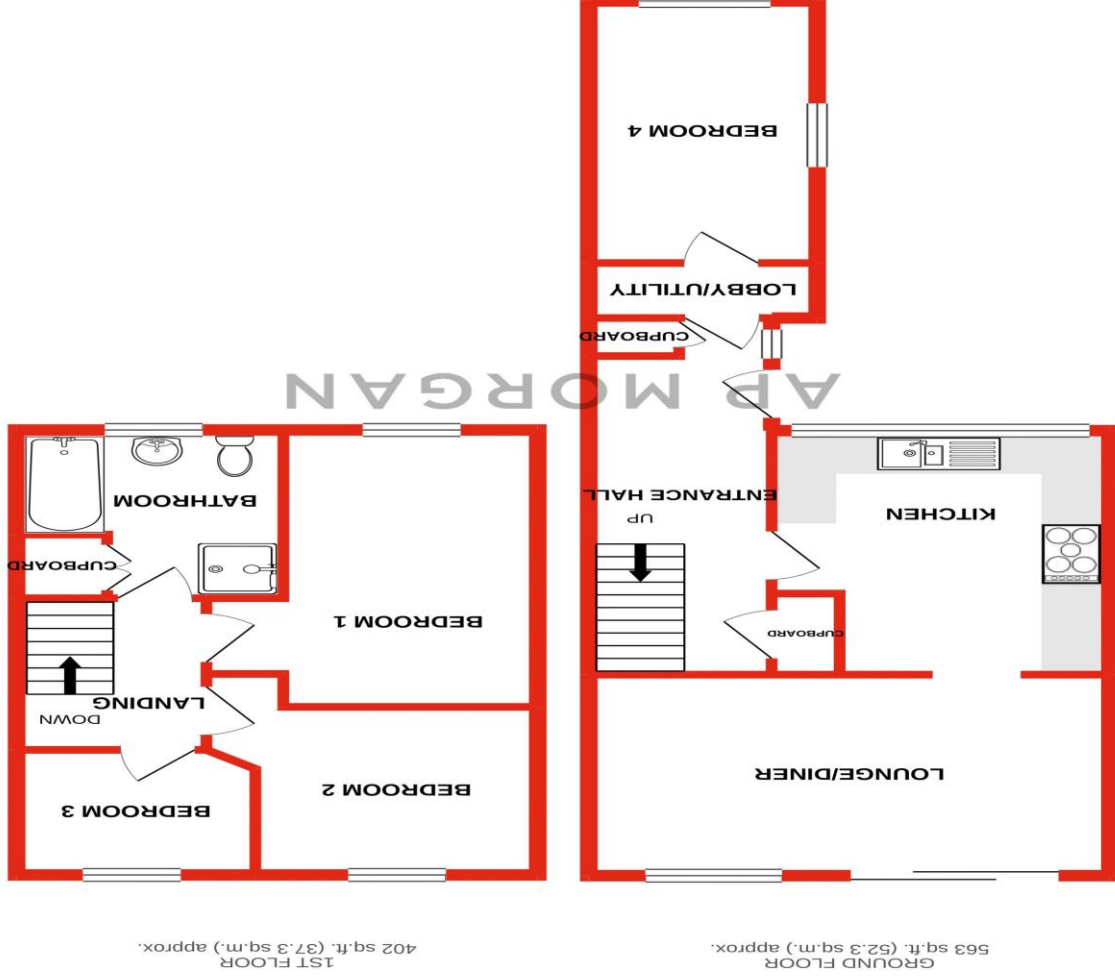
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

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