



24 Ryde Park Road
Birmingham, B45 8RE

Offers Over £230,000

The Property

A fantastic opportunity to purchase this well presented and spacious THREE BEDROOM SEMI-DETACHED property in a wonderful sought after location in Rednal close to excellent amenities, schools, transport links and less than a mile from the Longbridge Village Shopping Centre..

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, through lounge diner opening into the kitchen area, conservatory, downstairs shower room with WC, side return/utility, three bedrooms, wonderful extra loft space with integrated loft ladders, flooring and Velux style windows. Upstairs family shower room and large double garage to the rear of the property.

To the front is a block paved driveway providing off road parking and to the rear is a low maintenance block paved garden leading to the large double garage. The garage is approached via the shared rear access road. EPC: D // Council Tax Band: B

A fantastic property which MUST be viewed to appreciate the accommodation on offer.

Location

The property is situated in the sought after area of Rednal. There are plenty of amenities, shops, schools and transport links all near by.

Longbridge Shopping centre is less than a mile away as is Longbridge Train station. Also close by is the retail centre which includes the Omniplex Cinema, Hollywood Bowl and various other retail outlets. There are also many restaurants, Morrisons, Sainsburys, McDonalds and Bingo hall.

Entrance Hall

Stairs rise to the first floor. Laminate flooring. Door leads to the side entrance.

Lounge Diner

A spacious dual aspect lounge diner with bay window to the front and patio doors leading to the conservatory. Gas fire with surround. laminate floor. Opens to the kitchen.

Kitchen

Open plan to the dining area. A range of eye and low level units incorporating: sink and drainer, integrated gas hob and integrated electric oven beneath. Space for a fridge freezer. Tiled flooring. Window to the conservatory.

Conservatory

Patio door lead out to the rear garden. Tiled flooring. Doors to the downstairs shower room and side return/utility.

Shower Room

A three piece suite comprising: Shower cubicle, low level WC and wash hand basin. Window to the rear.

Side Return/Utility

A useful side return with access door leading to the front and rear door leading to the conservatory. Plumbed for washing machine and dishwasher. Housing boiler.

Landing

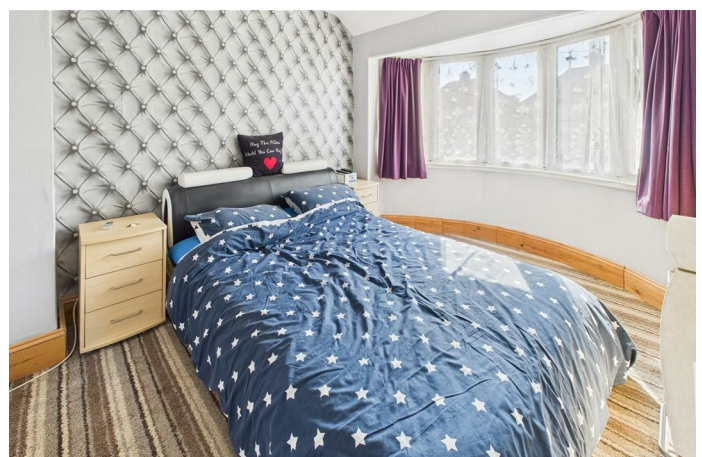
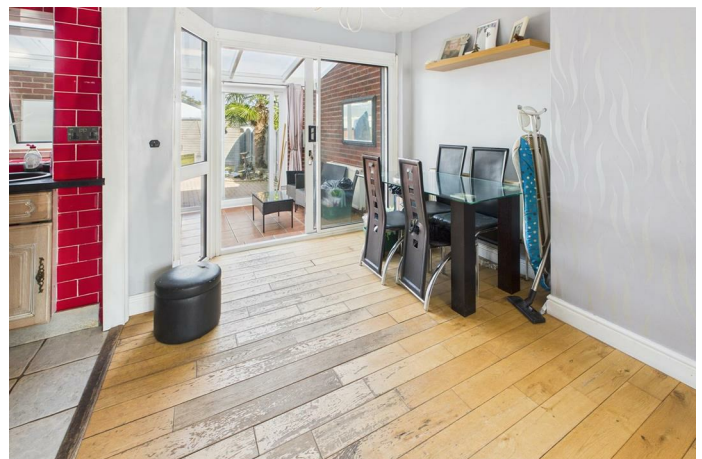
Window to the side.

Bedroom One

Window to the rear.

Bedroom Two

Bay window to the front.



Bedroom Three

Window to the rear.

Shower Room

A three piece suite comprising: corner shower cubicle, 'floating' low level WC and vanity unit wash hand basin. Window to the front. Bluetooth speakers built into the ceiling.

Loft Space

A wonderful extra space in the loft accessed via built in loft ladders featuring boarded and carpeted flooring, Velux style windows and insulation.

Double Garage

A wonderful double garage accessed both from the rear garden door and from side hinged steel door from the access road to the rear.

Outside

Front: To the front of the property is a block paved driveway providing off road parking.

Rear: A low maintenance block paved garden with wooden sheds and door leading to the garage at the rear. There is a shared access road to the rear of the property with a further block paved area leading to the garage (A right of way over this block paved area exists for the neighbouring property)

Tenure

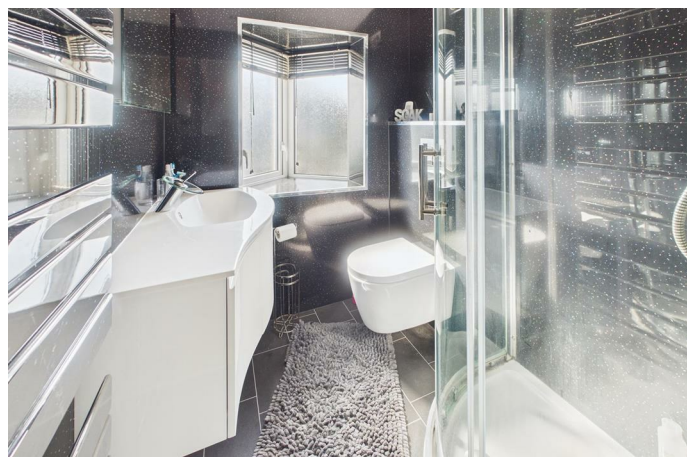
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.