oulsnam







45 Westwood Drive, Rednal, B45 9WF

EPC: C

NO ONWARD CHAIN & OFF ROAD PARKING FOR TWO VEHICLES Situated in the popular residential area of Rednal, this three-bedroom terraced home offers spacious, modern accommodation, making it an ideal purchase for families and first-time buyers alike. The property further benefits from two allocated parking spaces and is conveniently positioned within walking distance of local shops, restaurants and well-regarded schools, with excellent transport links nearby.
EP RATING: C
COUNCIL TAX BAND:

The property benefits from two allocated parking spaces and, internally, briefly comprises: a welcoming entrance hall, downstairs W.C., spacious lounge and a dining kitchen fitted with an integrated oven and hob. French doors open directly onto the rear garden, creating an ideal space for entertaining and family living.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, complete with a bath with shower over.

Outside, the property enjoys a generous rear garden featuring a good-sized patio area, ideal for outdoor seating and entertaining.

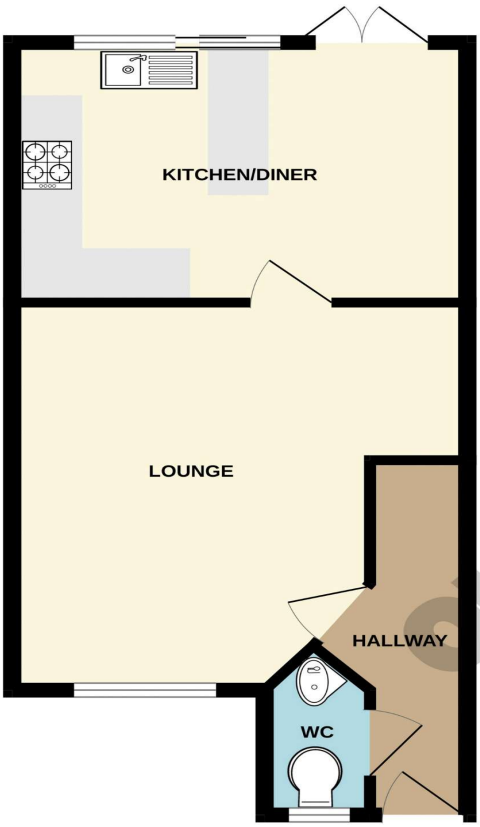
Rednal is ideally placed for a range of local amenities, with further shopping and leisure facilities available in nearby Longbridge and Northfield town centres. The property also offers convenient road links to Birmingham city centre and the M5 and M42 motorway networks. Longbridge railway station is a short drive away, providing access to wider commuter routes, with several well-regarded primary and secondary schools also within easy reach.

An excellent opportunity to acquire a ready-to-move-into home in a popular and convenient location.

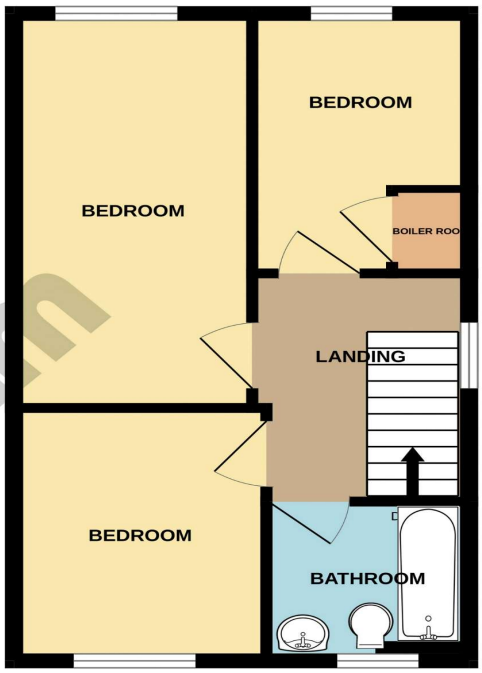




GROUND FLOOR



1ST FLOOR



Gulsham

45 WESTWOOD DRIVE B45 9WF

TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

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.
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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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