



AP MORGAN

The Pines, Rubery
Offers in excess of £375,000

Features:

- Three double bedrooms, one with a modern en-suite shower room
- Substantial lounge with electric fireplace, room for multiple suites of furniture
- Contemporary fitted kitchen/diner with space for dining table and chairs
- Panoramic views over the rear garden from the kitchen
- Family bathroom finished to a high standard
- Ground floor WC
- South east facing rear garden with paved patio, raised decking and lawn, ideal for summer entertaining
- Large garage, perfect for storage, a workshop or a work-from-home space
- Off street parking for up to three vehicles
- Pine trees lining the road, giving natural views and a real sense of privacy
- Quiet, private road with excellent, friendly neighbours
- Close to Lickey Hills Country Park, Cofton Park and Waseley Hills for weekend walks
- Easy access to the M5 and M42, plus a nearby bus route

Description:

Pine trees lining the road. A garden that's had a full glow-up. And three cars' worth of driveway. This one ticks a lot of boxes.

Set on a quiet, private road in Rubery, this three-bedroom detached family home has been steadily and thoughtfully improved by its current owners for years. The result is a genuinely move-in-ready home with a modernised kitchen, updated bathrooms, and a beautifully landscaped garden, all wrapped up with parking for three cars and a garage that could easily become a home office. It's the kind of house that's been properly lived in and properly loved.

We asked them what made them buy it...

"When we first arrived, it was the size of the accommodation and the outside space that caught our eye. There was real potential to modernise, and we could see exactly what it could become. It was the pine trees, if we're honest, and the views they gave us. That, and the size of the property. We're on a good, private road with excellent neighbours, and even after all this time, the en-suite and the garden are still the things we've never stopped loving."

What about the house itself?

"We've completely renovated the garden ourselves, with plenty of seating areas for socialising and entertaining. There's decking, grass, and a patio, so there's always somewhere to sit depending on your mood. Inside, we've modernised the bedrooms and the en-suite, redone the bathroom and downstairs toilet, and transformed the kitchen with a conservatory. We had a new boiler fitted, new windows and doors throughout, and paved the driveway so we could fit three



cars on. The garden faces south east, so it's beautiful in summer, and the front catches the evening sun. In winter, the lounge is properly cosy with the fireplace going. Honestly, it's the kitchen, the lounge, the garden, and the driveway that people always comment on when they visit."

Our agents say...

This is a home that's had every box ticked, and it shows. The kitchen and conservatory have been beautifully modernised, the three double bedrooms are all generously sized, and that en-suite is a proper treat. The garden is a real standout, landscaped for low maintenance yet designed for entertaining, with decking, patio and lawn all working together. And then there's the driveway. Space for three cars is not something you find every day, and the garage adds even more flexibility, whether that's storage, a workshop, or a work-from-home space waiting to happen.

For families needing double bedrooms, or professional couples wanting space and quiet without sacrificing an easy run to the M5 and M42, this one works hard in every direction. Rubery gives you the best of both worlds too, with Lickey Hills Country Park, Coton Park and the Waseley Hills all just a short drive away for weekend walks, and a genuinely friendly community on the doorstep.

Homes like this, cared for this consistently over the years, don't come along often. Get in touch and we'll show you round.

Details:

Lounge/Diner 29'6" x 13' (9m x 3.96m)

Kitchen/Breakfast Room 18'3" x 10'3" (5.56m x 3.12m)

Master bedroom 12'4" x 9'9" (3.76m x 2.97m)

Bedroom Two 12'7" x 10'2" (3.84m x 3.1m)

Bedroom Three 9'3" x 9'4" (2.82m x 2.84m)

En-suite 9'7" x 5'2" (2.92m x 1.57m)

Bathroom 6'1" x 6'6" (1.85m x 1.98m)

W.C 4'8" x 3'5" (1.42m x 1.04m)

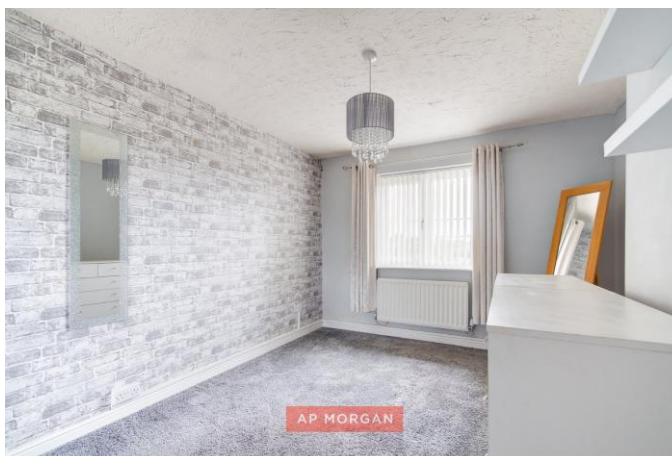
Garage 16'9" x 8'2" (5.1m x 2.5m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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Need a mortgage?

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Property to sell?

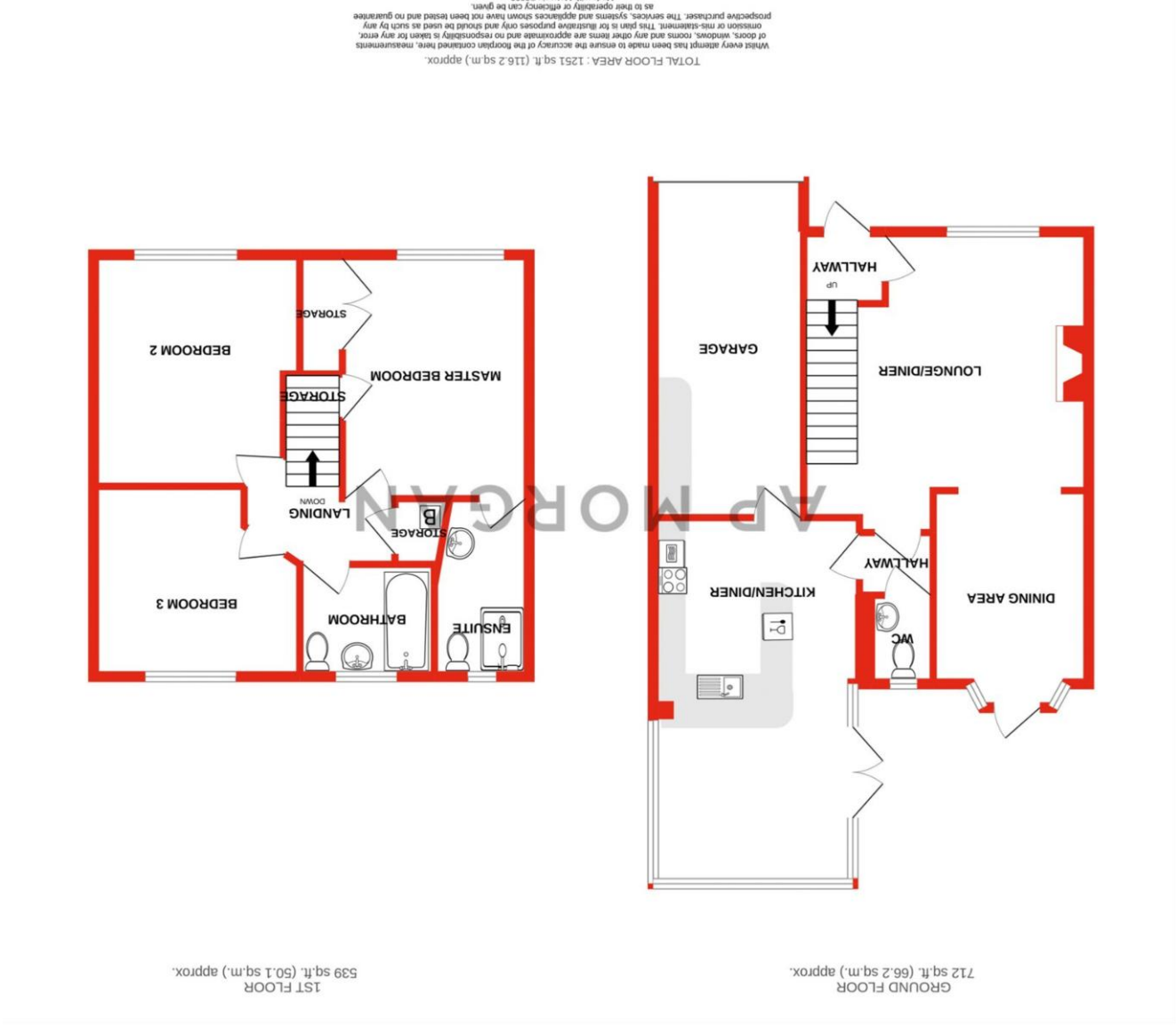
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