

**AP MORGAN**



**Barn Meadow Close, Birmingham**  
Offers in excess of £230,000

**Features:**

- Two double bedrooms
- Spacious lounge
- Generous fitted kitchen/diner
- Ground floor WC
- Family bathroom
- Plenty of storage
- A low-maintenance rear garden
- Off-street parking for multiple vehicles
- Well positioned for amenities

**Description:**

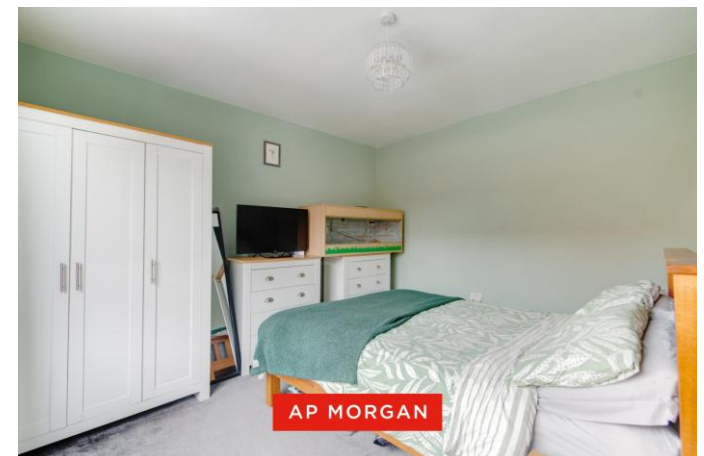
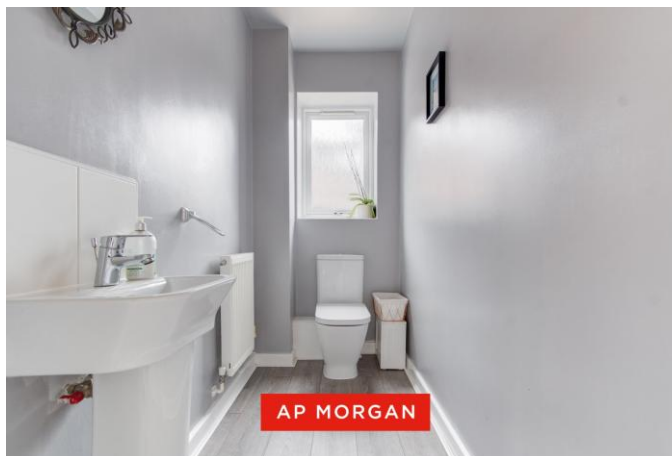
This beautifully presented, two-bedroom, semi-detached house situated in Rubery, Birmingham is perfect for a fledgling family or first-time buyers. Presented is a spacious lounge, generously sized and fitted kitchen/diner, a ground floor WC, Two large double bedrooms, a family bathroom, plenty of storage, a low maintenance rear garden, off-street parking and prime positioning for amenities.

Approaching the property, there is a paved front with a gravel laid section perfect for potted plants with a low brick wall bordering the front. There is a block-paved drive with space for parking multiple vehicles with front access to the hall and side access to the rear garden.

Entering the property, the hall is well illuminated and welcoming offering plenty of space for removing outdoor footwear/jackets which is further supplemented by an understairs cupboard immediately accessible. The lounge hosts space for multiple suites and gives rear garden access through double French doors. The kitchen/diner is generously sized and presents ample counterspace, an integral electric oven, gas hob, sink with drain and additional space/plumbing for freestanding appliances. The diner portion of the kitchen gives room for a dining table and chairs perfect for family meals or breakfast. Completing the ground floor is a modern WC.

Ascending to the first floor, the landing is bright, illuminated by a large front facing window. Bedroom One is a large double looking to the front aspect with space for freestanding furniture. Bedroom Two is similarly a large double looking to the front aspect also presenting space for freestanding furniture. The contemporary family bathroom presents a washbasin, WC and bath/shower. The first floor is completed by a storage cupboard.

The rear garden opens to a paved patio with a raised decked patio presenting ample space for outdoor furniture. There is an additional raised decked patio for additional storage/furniture. The rear garden is completed by a



gravelled area perfect for potted plants and a side gate giving access to the drive.

Situated in Rubery, the property is approximately 0.9 miles away from Birmingham Great Park, offering restaurants, bowling and a cinema. Additionally, Longbridge Shopping Park is approximately 2.3 miles away offering shops, supermarkets, restaurants and the popular Herbert's Yard food court. Public transport is readily available with bus routes easily accessed, the Longbridge train station is a short drive from the property and the M42/M5 motorways are within driving distance.

**Details:**

**Hall**

**Lounge** 11'9" x 13'4" (3.58m x 4.06m)

**Kitchen/Diner** 11'9" x 10'3" (3.58m x 3.12m)

**WC** 7'5" x 3'7" (2.26m x 1.1m)

**Landing**

**Bedroom One** 11'9" x 14' (3.58m x 4.27m) Both Max

**Bedroom Two** 11'9" x 10'1" (3.58m x 3.07m)

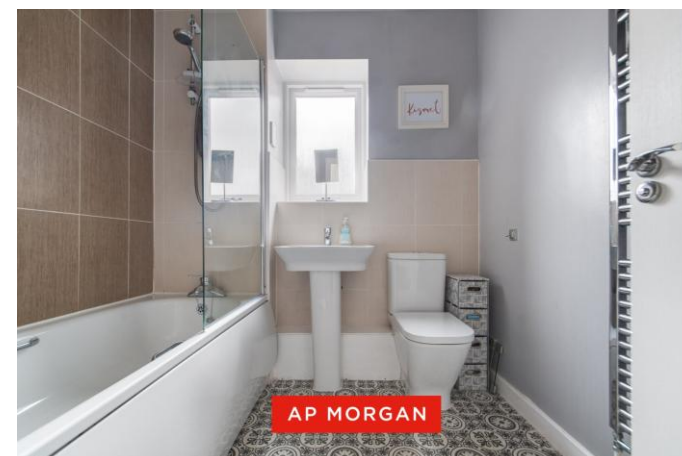
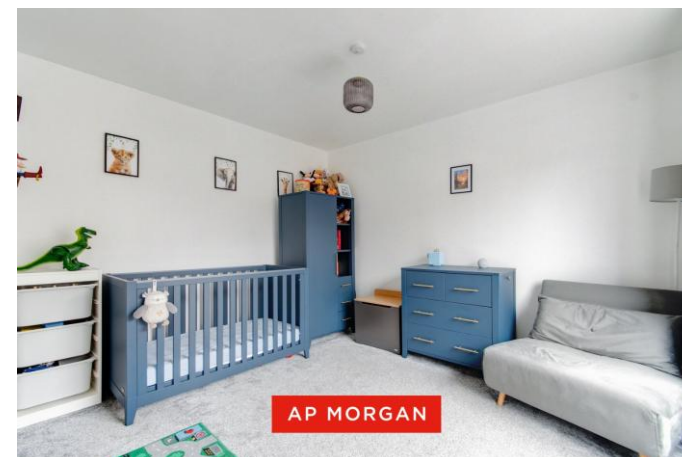
**Bathroom** 7'1" x 6'9" (2.16m x 2.06m)

**EPC Rating:** To be confirmed

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

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

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



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. 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 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

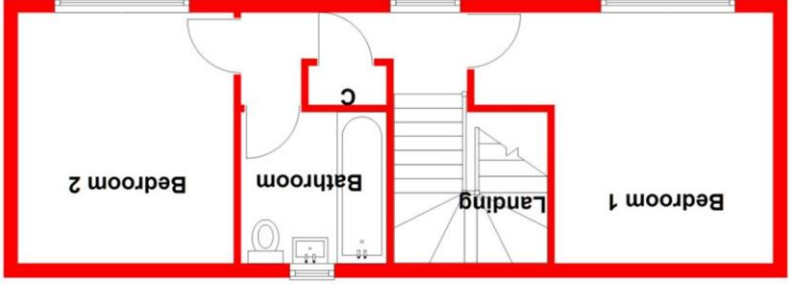
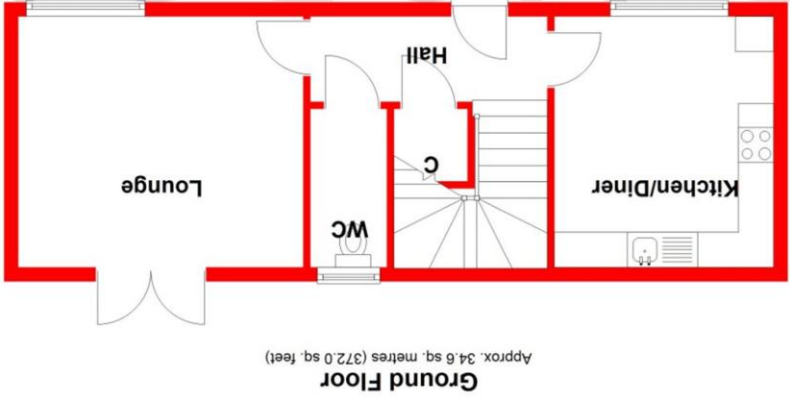
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 73.1 sq. metres (786.5 sq. feet)

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.

Plan produced using PlanUp.

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