

AP MORGAN



Whetty Lane, Rubery
Asking Price £325,000

Features:

- Two double & one single bedrooms
- Generous lounge
- Spacious dining room
- Fitted kitchen
- Ground floor WC
- Utility
- Large garage
- Vast and verdant rear garden
- Off-street parking

Description:

This three-bedroom semi-detached house presents a perfect opportunity for investors. Presenting a generous lounge, spacious dining room, partially fitted kitchen, ground floor WC, utility room, large garage, a vast and verdant rear garden and off-street parking.

Approaching the property, there is a brick paved drive running adjacent to a grass laid lawn with space for parking multiple vehicles while allowing front access to the hall and externally accessed garage.

Entering the property to the hall, there is immediate access to the generous lounge which presents a front facing bay window and space for multiple suites. The spacious dining room gives ample room for a large dining table and chairs with rear garden access through a single French door. The kitchen is partially fitted with plenty of counterspace with an integral sink and space/plumbing for freestanding appliances. There is also an understairs storage area, access to a lean-to utility room with space for storage and access to the garage and ground floor WC. There is also an externally accessed garden room at the rear of the property.

Ascending to the first floor, Bedroom One is a spacious double looking to the front aspect from a bay window. Bedroom Two is additionally a large double looking to the rear and Bedroom Three is the single of the property. The bathroom is large and presents a bath, washbasin and WC alongside an integral storage cupboard.

The rear garden opens to a paved patio with space for outdoor furniture and storage with access to a garden room. This continues to a paved path intersecting the grass laid lawn presenting a large central apple tree and a scatter of supplemental trees offering plenty of shade for additional outdoor furniture and entertaining. The garden is bordered by wooden panel fencing.



The property is well-positioned, a short drive from amenities such as Cofton Park, the Lickey Hills, and local amenities including schools, shops supermarkets and restaurants with access to local public transport links and a short drive to Longbridge train station.

Details:

Hall

Lounge 11' x 10'11" (3.35m x 3.33m)



Dining Room 15'7" x 10'6" (4.75m x 3.2m)



Kitchen 11'11" x 6'1" (3.63m x 1.85m)



Utility Room 11'11" x 5'5" (3.63m x 1.65m)



WC 4'2" x 3'2" (1.27m x 0.97m)

Garage 15'8" x 8'7" (4.78m x 2.62m)

Landing

Bedroom One 13'2" x 10'6" (4.01m x 3.2m)



Bedroom Two 13'5" x 8'7" (4.1m x 2.62m)

Bedroom Three 9'8" x 6' (2.95m x 1.83m)

Bathroom 9'7" x 6' (2.92m x 1.83m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



