



AP MORGAN

Park Way, Rubery, Rednal
Offers in the region of £240,000

Features:

- End terrace family home in a popular pocket of Rubery
- No onward chain
- Bright and spacious lounge with a large front window
- Generous dining room with french doors opening onto the rear patio
- Comfortably sized kitchen with ample counterspace and room for freestanding appliances
- Ground floor WC
- Two double bedrooms and one single bedroom
- Integral storage to bedrooms one and three
- Family bathroom
- Easy maintenance, versatile rear garden with laid lawn and two decked patios
- Playhouse and additional external storage space
- Off street parking for two vehicles
- Close to local amenities, with a short drive to supermarkets, Lickey Hills, and Waseley Hills Country Park
- Excellent access to the M42 and M5 motorways

Description:

Tucked into Rubery, close to everything that matters. This end terrace ticks every box.

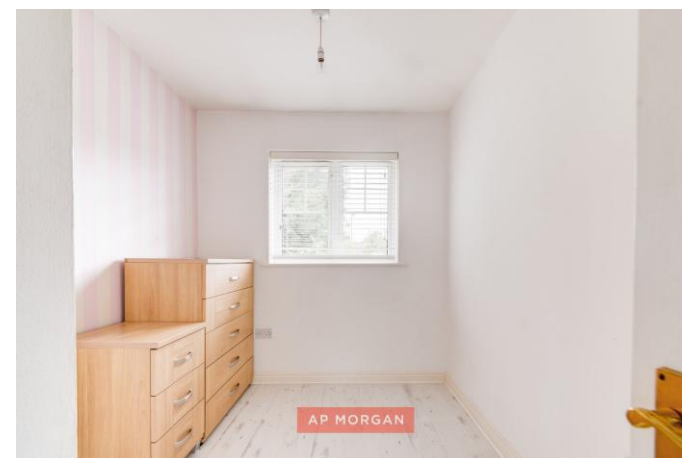
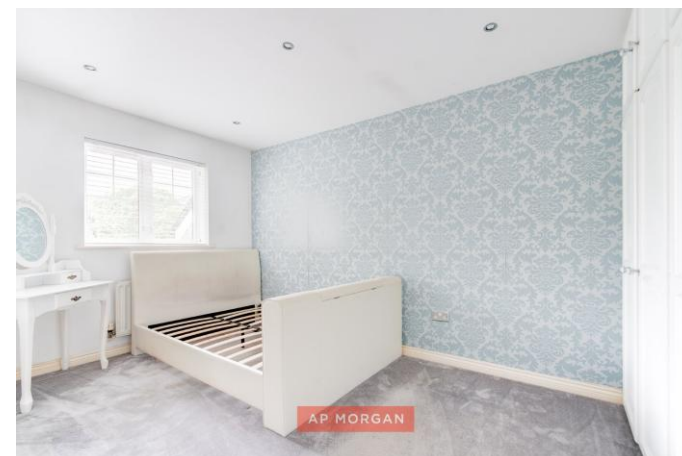
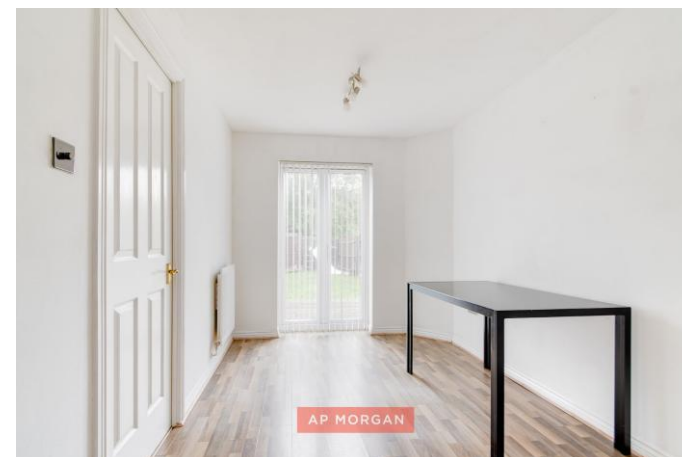
Situated in a popular pocket of Rubery, this end terrace family home offers space, flexibility, and genuine kerb appeal, all within easy reach of Birmingham, the motorway network, and some of Worcestershire's best green spaces. With two double bedrooms, a single bedroom, and a versatile garden made for every season, it is the kind of home that quietly ticks every box.

Our agents say...

Step inside and the lounge is the first thing that wins you over. That large front window floods the room with natural light, making it a genuinely lovely space to relax in. Head through to the dining room and the french doors open straight out onto the rear patio, creating a natural flow between indoors and out that is perfect for summer entertaining or a quiet coffee on a Sunday morning.

The kitchen is comfortably sized with ample counterspace and plenty of room for freestanding appliances, so it is ready to work exactly as you need it to. A ground floor WC adds a practical touch that busy families will appreciate.

Upstairs, two double bedrooms and a single bedroom offer real flexibility, with bedrooms one and three both benefiting from integral storage, a small detail that makes a big difference to everyday life. The family bathroom completes the picture.



The rear garden has been designed for easy maintenance without sacrificing character, with a laid lawn, two decked patios, a child's playhouse, and space for external storage. Whether that is a home office, a hobby room, or simply somewhere to escape to, there is room here to make it your own.

Add off street parking for two vehicles, and you have a home built for practicality as much as lifestyle. It sits just a stone's throw from local amenities, with a short drive taking you to supermarkets and green spaces including Lickey Hills and Waseley Hills Country Park. Easy access to the M42 and M5 makes commuting or weekends away simple too.

With no onward chain, this one is ready and waiting for its next family. Get in touch with the team today and let us show you around.

Details:
Hall

Lounge 14'7" x 12'10" (4.45m x 3.9m) Both Max

Dining Room 10'8" x 8'2" (3.25m x 2.5m)

Kitchen 10'8" x 7'4" (3.25m x 2.24m)

Ground Floor WC 5'1" x 2'9" (1.55m x 0.84m) Both Max

Bedroom One 14'8" x 9'5" (4.47m x 2.87m) Both Max

Bedroom Two 10'4" x 9'1" (3.15m x 2.77m)

Bedroom Three 9'7" x 7'2" (2.92m x 2.18m) Both Max

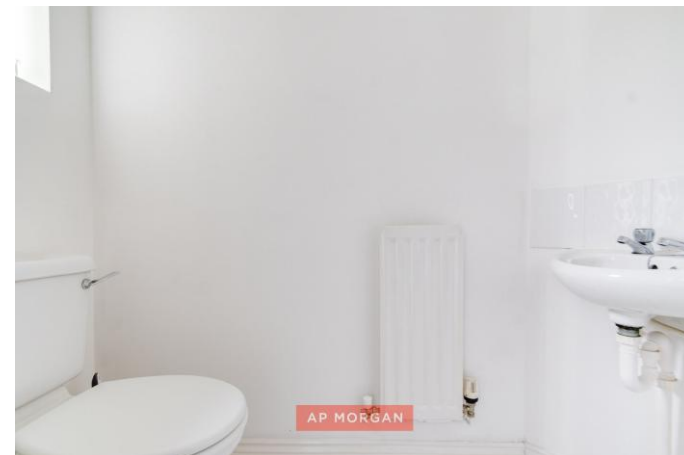
Bathroom 6'7" x 6' (2m x 1.83m)

EPC Rating: C

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissemortgageadvice.co.uk

Property to sell?

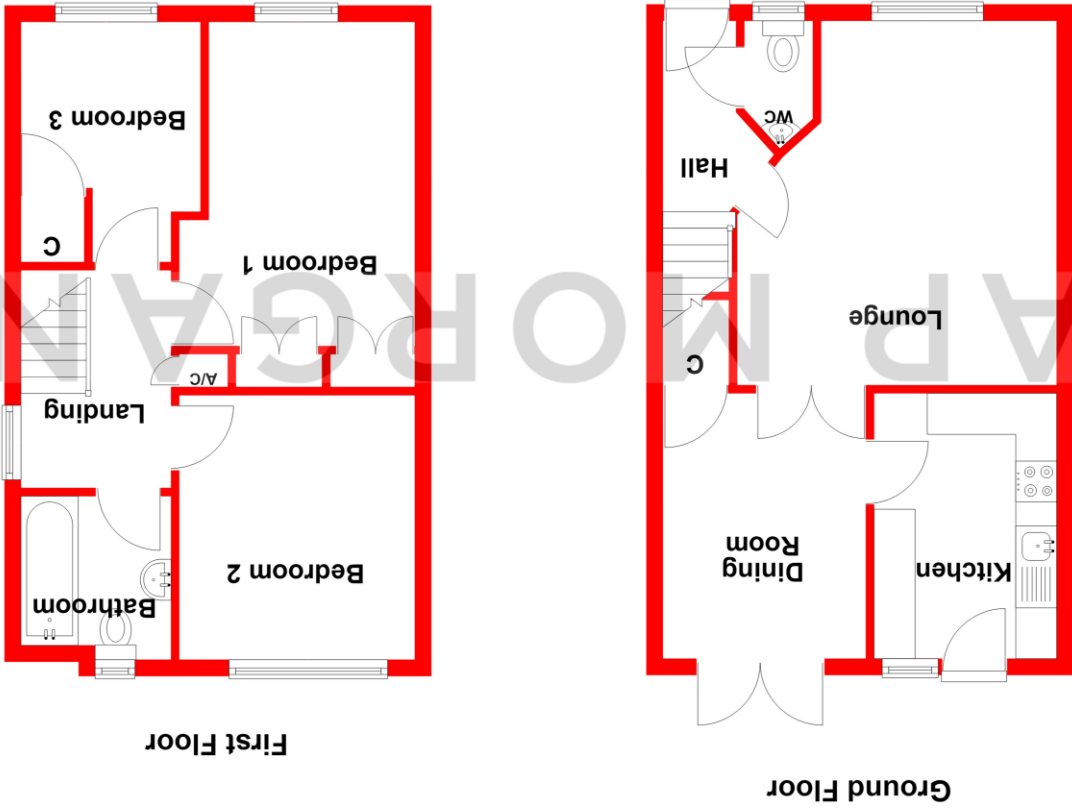
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 74.4 sq. metres (800.9 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 PlanLP.

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