

**AP MORGAN**



**Richmond Road, Rubery, Rednal**  
Offers in excess of £280,000

### Features:

- Three bedrooms: two spacious doubles plus a single, ideal for family, guests, or a home office
- Extended to the rear before current owners moved in, adding valuable living space
- Recently reroofed with warranty in place, one less thing to worry about
- Well-fitted kitchen, a real hub for family life
- Downstairs WC for everyday convenience
- Excellent space for storage throughout
- Driveway parking, no more circling the block
- Spacious rear garden, perfect for barbecues, football, or simply relaxing outdoors

### Description:

Space for comfort and practicality, and a garden made for family life. Richmond Road ticks every box.

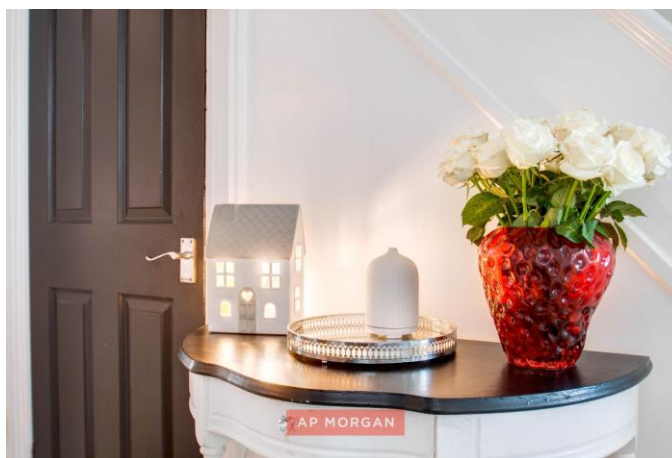
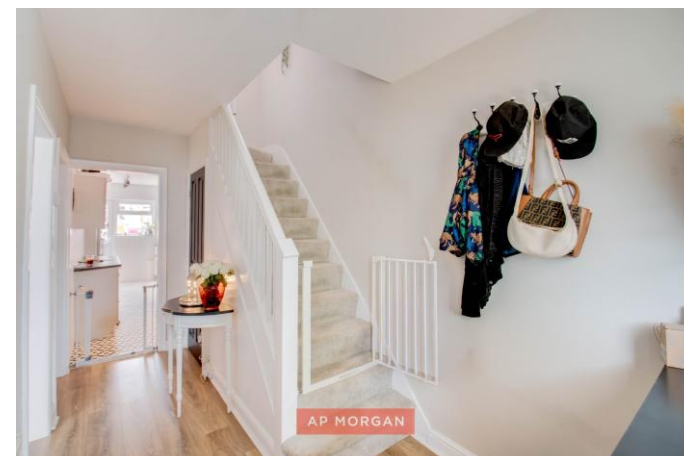
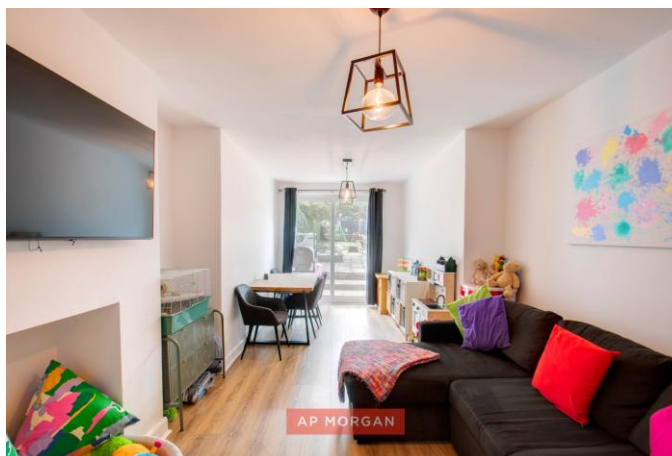
Tucked away on a quiet road in Rubery, this semi-detached home is one of those properties that surprises you the moment you step inside. It is far more spacious than it first appears, with three bedrooms, a downstairs WC, and a rear garden that gives you room to breathe. Add a driveway with no parking headaches and easy access to motorway links, and you have got a home that works as hard as your family does.

We asked them what made them buy it...

"The location is ideal. Great motorway links and road links to different places, and there's local amenities and shops close by too. Waseley Hills is within walking distance, and we're also near the Lickey Hills, both brilliant for walks with the kids or the dog. And there's well-regarded schooling around for all ages, so it just made sense for us."

What about the house itself?

"The back of the house was extended before we moved in, so we had that extra space from day one. It's all been reroofed recently too, with a warranty in place, which gave us real peace of mind. And the kitchen is really well fitted, it's been a lovely space to actually live in, not just look at."



Our agents say...

This one always catches people out, in the best way. On paper it is a three-bed semi, but walk through the door and it feels bigger, brighter, and more flexible than the listing suggests. Two doubles and a single give you options, whether that is growing family, a home office, or a guest room. Storage is genuinely excellent throughout, so no more battling for cupboard space. And that rear garden? Perfect for summer barbecues, a kickabout with the kids, or just somewhere to sit out on a warm evening.

It is quiet here, but you are still minutes from everything you need, shops, schools, the motorway network, and some of the best walking country the Midlands has to offer right on your doorstep. Homes like this on Richmond Road do not sit around for long. Give us a call and come see it for yourself.

#### Details:

Porch

Reception Room 10'10" x 10'10" (3.3m x 3.3m) Both Max

Lounge/Diner 21'3" x 10'10" (6.48m x 3.3m)

Kitchen 17'9" x 7'8" (5.4m x 2.34m)

Landing

Bedroom One 11'5" x 10'11" (3.48m x 3.33m) Both Max

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m) Both Max

Bedroom Three 7'3" x 7'7" (2.2m x 2.3m)

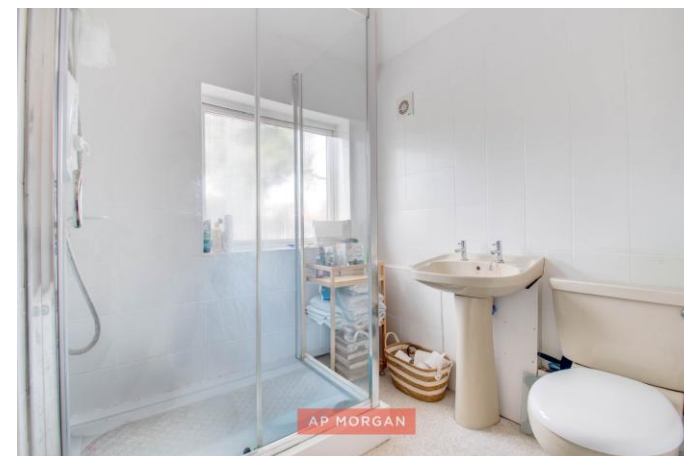
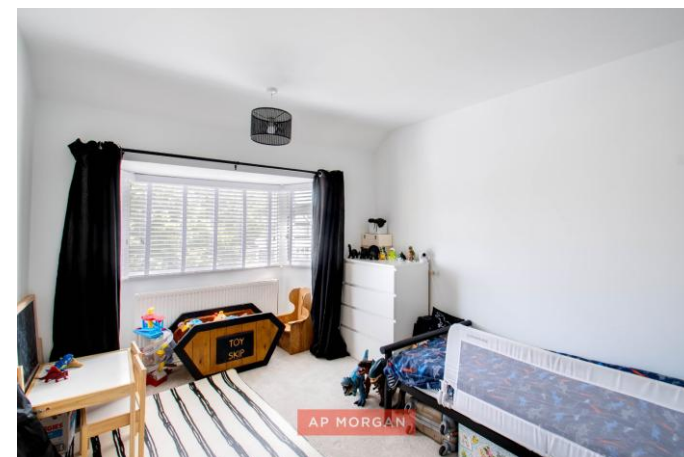
Bathroom 7'10" x 6'5" (2.4m x 1.96m) Both Max

EPC Rating: D

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 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

**Property to sell?**

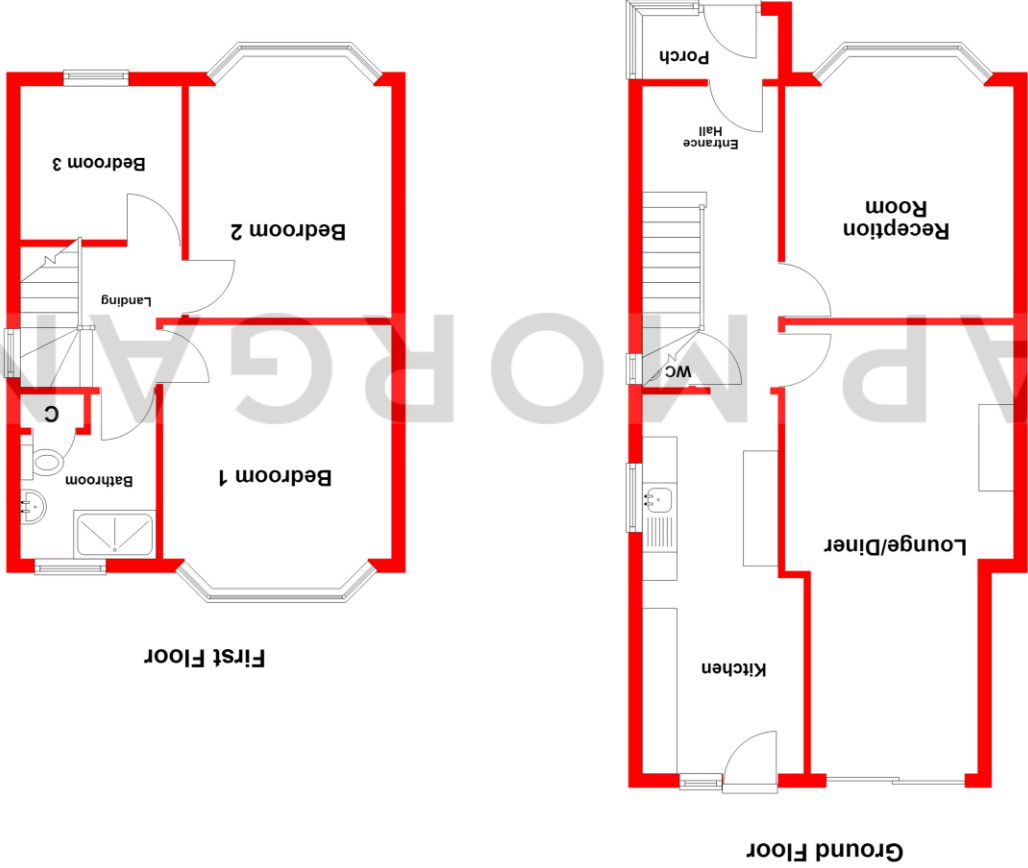
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

**Need a solicitor?**

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

**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.



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Plan produced using PlanUp.

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