

AP MORGAN



Romany Road, Rubery
Asking Price £210,000

Features:

- Well presented, three-bedroom, terraced house
- Two double & one single bedrooms
- Spacious lounge
- Generous kitchen/diner
- Ground floor WC
- External storage
- Versatile rear garden
- Prime location for amenities

Description:

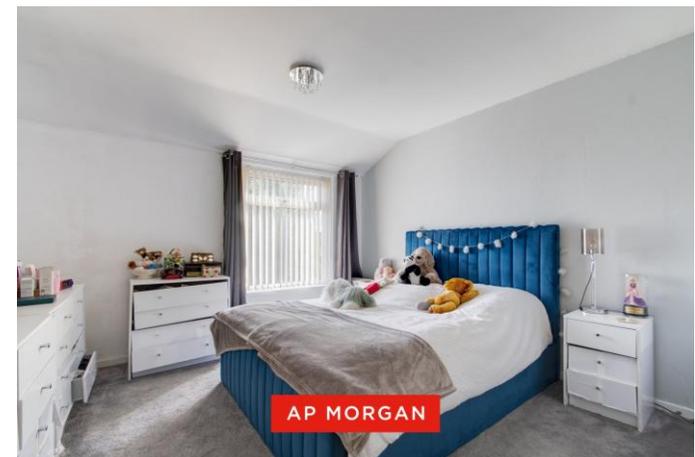
This well presented, three-bedroom, terraced house in Rubery is perfect for first time buyers and presents a spacious lounge, generous kitchen/diner, ground floor WC external storage, versatile rear garden and is in a prime location for amenities.

Approaching the property, there is a block paved front garden, giving front access to the porch and hall. The front garden is bordered by a hedge.

Entering the property to the porch and hall, there is storage immediately accessible and a ground floor WC. The hall leads to the spacious lounge which is well illuminated from windows looking to the front and back, offering space for multiple suites and an electric fireplace. The kitchen/diner hosts ample counterspace with an integral sink, and space/plumbing for freestanding appliances. There is also a dining table, chairs, a pantry cupboard and rear garden access through a French door. The ground floor is completed by a cloak cupboard and externally accessed storage.

Ascending to the first-floor landing, Bedroom One is a large double looking to the rear aspect, Bedroom Two is an additional double also looking to the rear and Bedroom Three is a single looking to the rear, currently being used as storage. The shower room presents a washbasin, WC and shower. The first floor is completed by an airing cupboard and separate storage cupboard.

The garden opens to a paved path bordering a grass laid lawn offering plenty of space for garden furniture and outdoor activities. There is a border of wooden panel fencing and plenty of space for planting.



The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations also provide direct trains into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond. Several well-regarded primary schools, secondary schools, and higher education institutions are also located nearby as well as Waseley hills country park being only a short walk away for those keen on walking or have dogs.

Details:

Porch

Hall

Lounge 17'5" x 10'8" (5.3m x 3.25m)

Kitchen/Diner 11'3" x 15'5" (3.43m x 4.7m)

Storage 7'5" x 2'11" (2.26m x 0.9m)

Ground Floor WC 5'8" x 2'10" (1.73m x 0.86m)

Landing

Bedroom One 11'5" x 11'6" (3.48m x 3.5m)

Bedroom Two 14'3" x 7'10" (4.34m x 2.4m)

Bedroom Three 11'2" x 6'9" (3.4m x 2.06m)

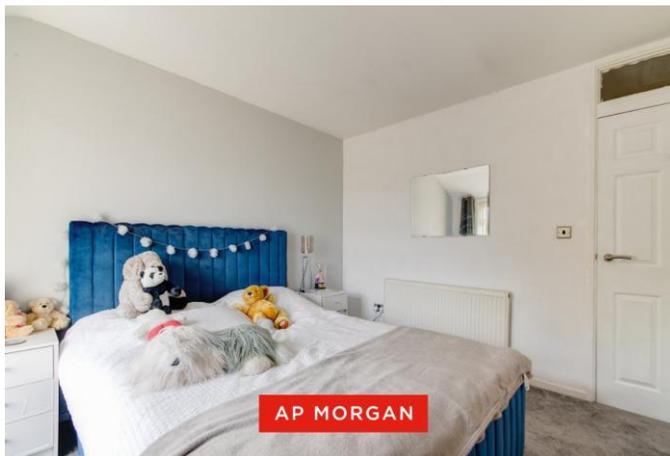
Shower Room 5'3" x 7'1" (1.6m x 2.16m)

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?

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Property to sell?

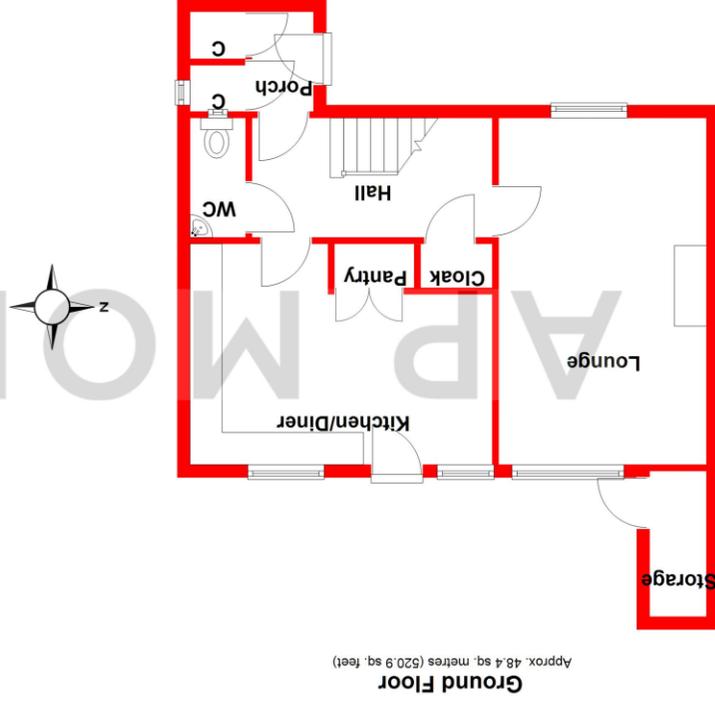
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

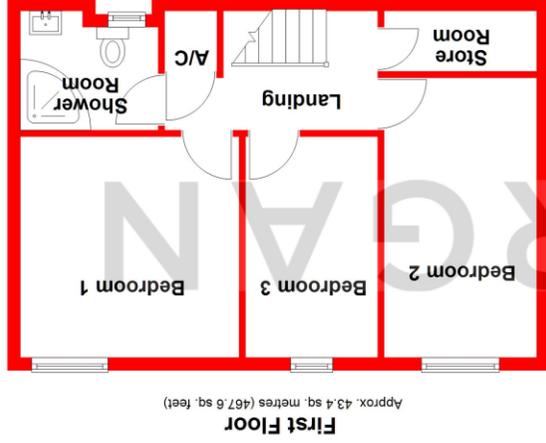
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Identity Checks

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Ground Floor
Approx. 48.4 sq. metres (520.9 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.5 sq. feet)

Total area: approx. 91.8 sq. metres (988.5 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 Planip.

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