

AP MORGAN



Topland Grove, Rubery, Birmingham
Offers Over £280,000

Features:

- Corner plot semi-detached property
- Three bedrooms
- Great lounge and converted garage space
- Well-equipped kitchen/diner
- WC, en-suite and family bathroom
- Low maintenance rear garden
- Two car driveway
- Sought after location

Description:

Introducing this well-presented corner plot, semi-detached property offering three generously sized bedrooms, a spacious lounge, a well-fitted kitchen/diner, a converted garage providing a secondary reception room, and a driveway, situated in Rubery, Rednal.

On arrival, the property is positioned on the corner of Topland Grove, with hedges along the front providing added privacy, and a driveway to the right suitable for two cars.

The ground floor initially leads into a porch, which opens into the entrance hall, comprising stairs rising to the first floor and access to the WC, fitted with a toilet and wash basin. To the left is the well-fitted kitchen/diner, a spacious room equipped with ample storage and worktop space, an integrated dual oven, fridge/freezer, and dishwasher, as well as a storage/pantry cupboard. To the right of the entrance hall is the lounge, a great space for comfort and entertainment, featuring a square bay window overlooking the front and French doors at the rear opening onto the garden. Through the lounge is access to the converted garage, offering an additional reception room ideal for relaxation, an office space, craft room, or children's playroom, with an additional door opening onto the rear garden.

The first floor leads from the landing to the master bedroom on the right, a generous space for a double bed and storage, featuring a storage cupboard and an en-suite fitted with a toilet, wash basin, and shower cubicle. To the left is a second double bedroom, a third single bedroom with a storage cupboard, and the family bathroom fitted with a toilet, wash basin, and bathtub.



The rear garden opens onto a patio area, ideal for outdoor furniture and dining, and includes a storage shed. The remainder of the garden is laid to lawn and bordered by fences and shrubbery.

Located in a residential area, the property benefits from close proximity to local shops and amenities. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park offer a wide range of amenities, including shops, restaurants, bars, and entertainment. 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 and secondary schools are also located nearby.

Details:

Porch

Entrance Hall

WC

Lounge 15'11" x 9'5" (4.85m x 2.87m)

Garage Conversion 13'7" x 9'1" (4.14m x 2.77m)

Kitchen/Diner 14'5" x 16'4" (4.4m x 4.98m)

Landing

Bedroom One 9'7" x 9'5" (2.92m x 2.87m)

En-suite

Bedroom Two 8'6" x 9'10" (2.6m x 3m)

Bedroom Three 8'9" x 8'1" (2.67m x 2.46m)

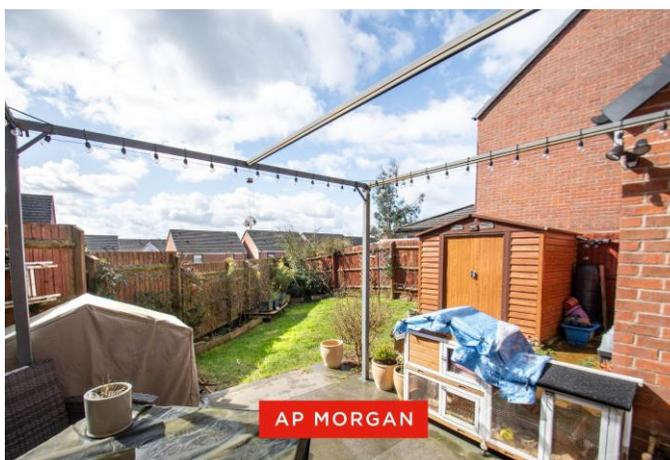
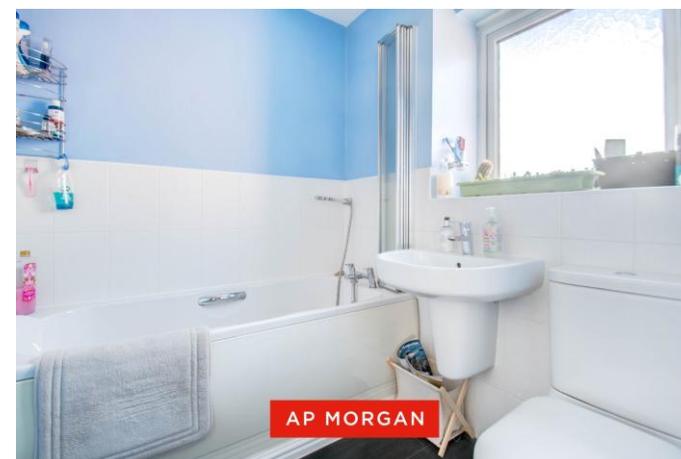
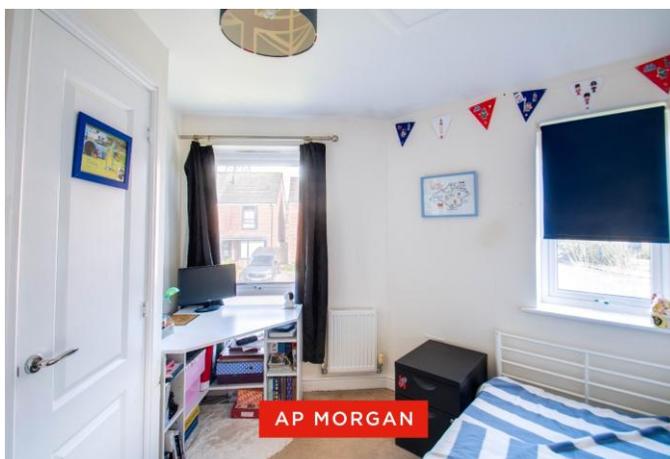
Bathroom

EPC Rating: B

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.



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Property to sell?

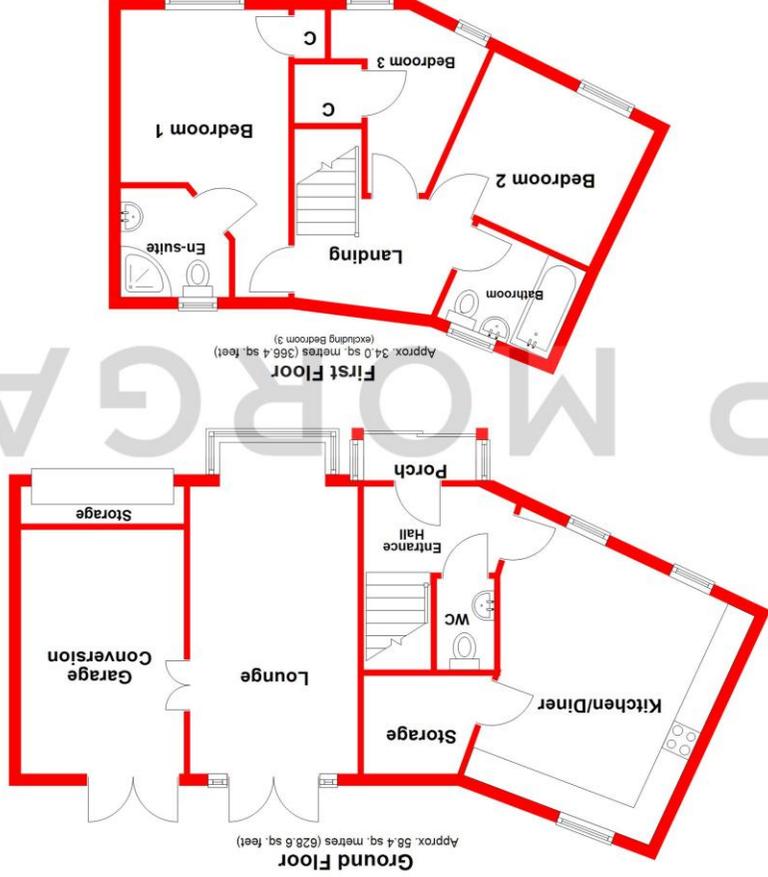
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Plan produced using Planlup.

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