

**AP MORGAN**



**Woodlands Road, Rubery**  
Asking Price £300,000

### Features:

- Well presented, three-bedroom semi-detached home
- Exciting opportunity for large and growing families
- Ready to move into & waiting for a family to make it a home
- Spacious lounge
- Fitted kitchen
- Gas range cooker
- Large garage
- Two double & one single bedrooms
- Family bathroom
- Low maintenance rear garden
- Prime location for amenities and schools
- Roof replacement less than 5 years old
- Stone's throw from Waseley Hills

### Description:

A family home that's ready and waiting. All you need to bring is the furniture.

Tucked away in a prime location with excellent local amenities and well-regarded schools close by, this well presented three-bedroom semi-detached home is an exciting opportunity for a large or growing family looking to put down roots.

Ready to move into and simply waiting for its next chapter, this is a home that asks nothing of you except to settle in and make it your own.

Step inside and you're welcomed by a spacious lounge, full of natural light and easily large enough for family movie nights or relaxed weekend mornings. The fitted kitchen is both practical and stylish, complete with a gas range cooker that will delight anyone who loves to cook, whether that's a quick weeknight dinner or a full Sunday roast for the whole family.

Upstairs you'll find two generous double bedrooms and a single, offering flexibility for a growing family, a home office, or guest space, along with a well-appointed family bathroom finished to a high standard.



The large garage offers fantastic storage or workshop potential, while outside, the low maintenance rear garden gives you all the outdoor space you need without the upkeep, perfect for summer evenings or letting the kids and pets run around.

Practical updates have already been taken care of too, with the roof replaced less than five years ago giving real peace of mind for years to come.

Set in a wonderful position close to local schools, shops and everyday amenities, and just a short distance from the open spaces of Waseley Hills for those weekend walks, this home offers the very best of both worlds.

Homes like this in this location don't tend to hang around. Contact our office today to arrange your viewing.

#### Details:

Hall

Lounge 22'6" x 10'5" (6.86m x 3.18m)

Kitchen 10'11" x 11'7" (3.33m x 3.53m) Both Max

Garage 14'3" x 6'7" (4.34m x 2m) Both Max

Landing

Bedroom One 10'6" x 10'4" (3.2m x 3.15m) Both Max

Bedroom Two 10'4" x 11'7" (3.15m x 3.53m) Both Max

Bedroom Three 7'5" x 8'2" (2.26m x 2.5m) Both Max

Bathroom 6'11" x 5'6" (2.1m x 1.68m)

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

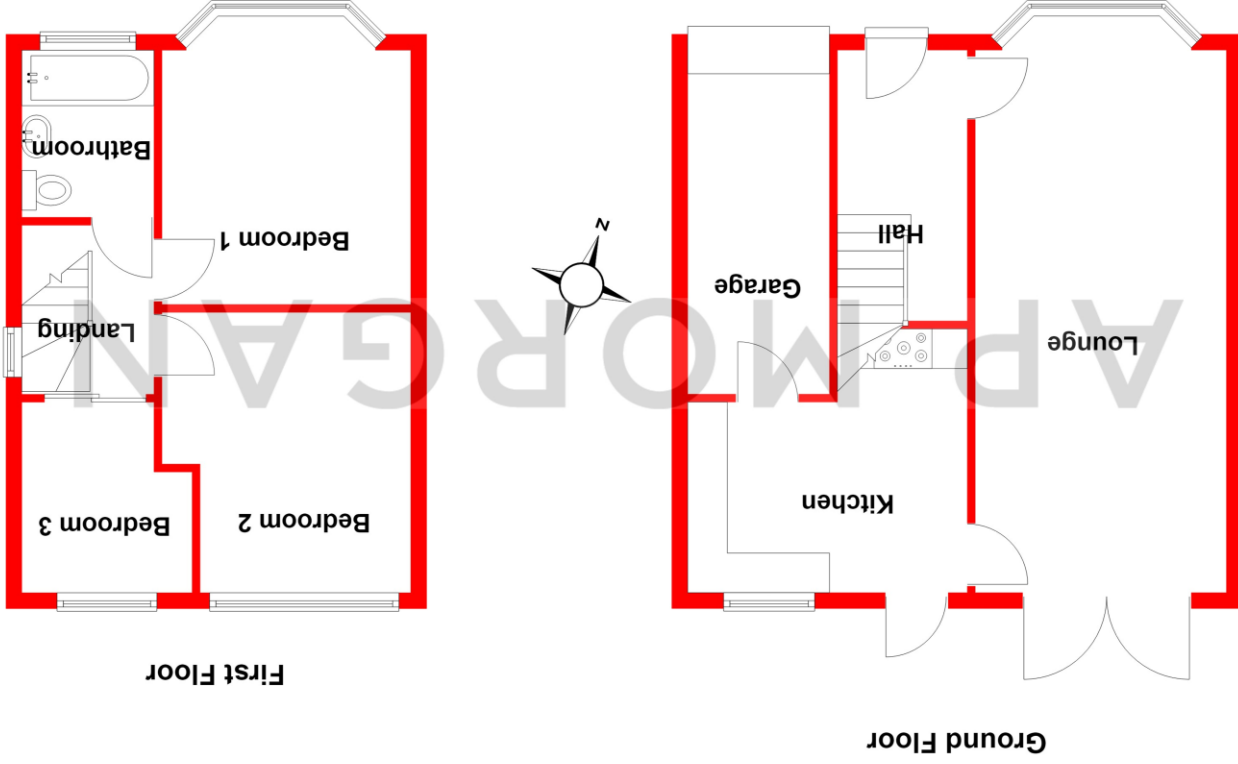
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 82.5 sq. metres (887.8 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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