



AP MORGAN

Rubery Field Close, Rubery, Birmingham
Offers Over £270,000

Features:

- End of terrace home in a quiet, friendly cul-de-sac
- Two allocated parking spaces
- Spacious lounge flowing into a conservatory with garden access
- Kitchen with integrated fridge/freezer and oven
- Three bedrooms, including a double with en-suite shower
- Family bathroom plus ground floor WC
- Low maintenance rear garden with patio, artificial lawn and storage shed
- Established, well-connected Rubery setting

Description:

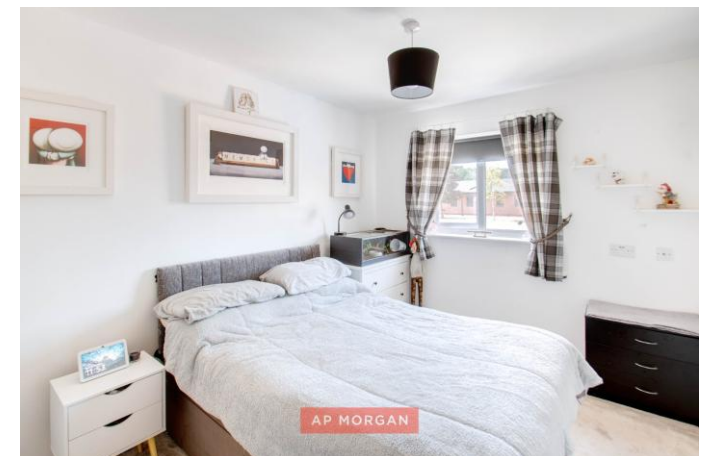
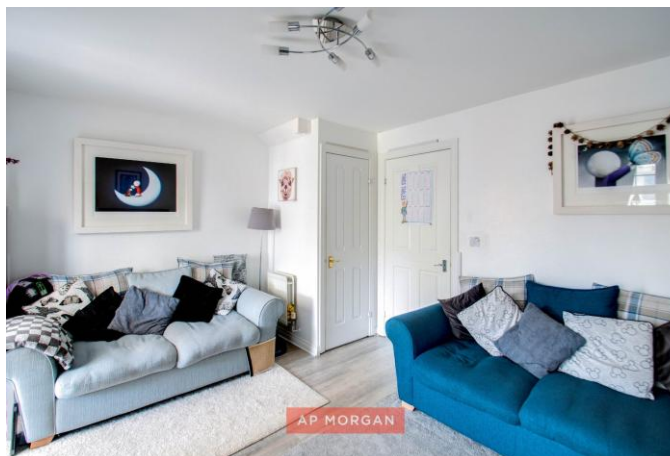
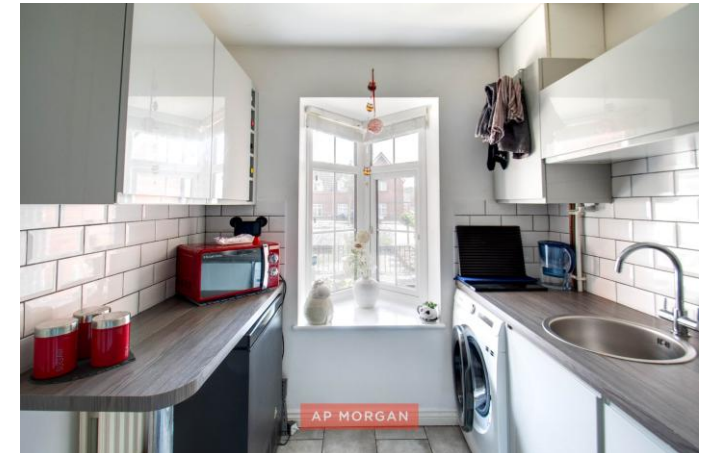
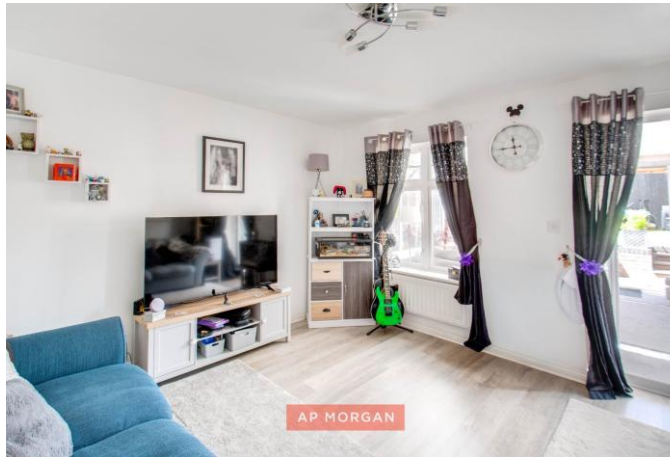
Tucked-away Rubery cul-de-sac. Two allocated parking spaces. Room to settle in without compromise.

Set back in a quiet cul-de-sac in one of Rubery's more settled corners, this end of terrace home comes with two allocated parking spaces and a neighbourhood that has a genuinely friendly feel to it.

Step through the front door and you're straight into a hallway that sets the tone, with a handy WC tucked just off it before you reach the kitchen on your left. Fitted with an integrated fridge/freezer and oven, it's a space that's ready for you to cook in from day one. Beyond that, the lounge opens up, spacious and easy to live in, before leading you through to a conservatory. French doors open straight onto the rear garden, so summer evenings and morning coffee are never far away.

Upstairs, the landing gives you an airing cupboard for extra storage before you reach three bedrooms. Bedroom one is a double with its own en-suite shower room, ideal if you want a bit of separation from the rest of the household. Bedroom two, also a double, comes with two built-in storage cupboards, and bedroom three is a single, perfect as a child's room, guest space or home office. A family bathroom completes the floor.

Outside, the rear garden has been designed with low maintenance in mind. A patio area gives you space for outdoor seating, with steps leading up to an artificial lawn that stays green whatever the weather. A shed takes care of your garden storage.



Just off the A38, Rubery gives you a genuine mix of everyday convenience and green space. New Road's shopping centre covers the essentials, and Great Park adds a Morrisons, cinema, Hollywood Bowl, gym and a run of bars and restaurants close by. For the outdoors, Lickey Hills and Waseley Hills Country Parks are on your doorstep, along with Cofton Park for dog walks and weekend runs. Longbridge Rail Station keeps you connected into Birmingham, with the M5 and M42 both close by.

Details:

Entrance Hall

WC

Kitchen 10'4" x 7'1" (3.15m x 2.16m)

Lounge 11'10" x 14'3" (3.6m x 4.34m) Both Max

Conservatory 11'4" x 14'3" (3.45m x 4.34m)

Landing

Bedroom One 11'3" x 8' (3.43m x 2.44m) Both Max

En-suite

Bedroom Two 8'8" x 14'7" (2.64m x 4.45m) Both Max

Bedroom Three 7'9" x 8'7" (2.36m x 2.62m) Both Max

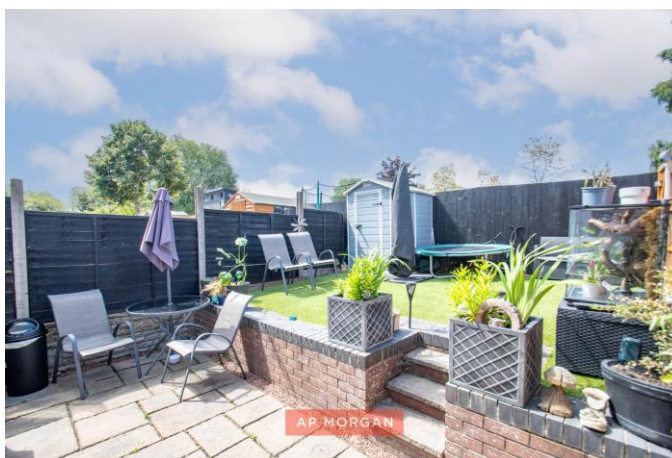
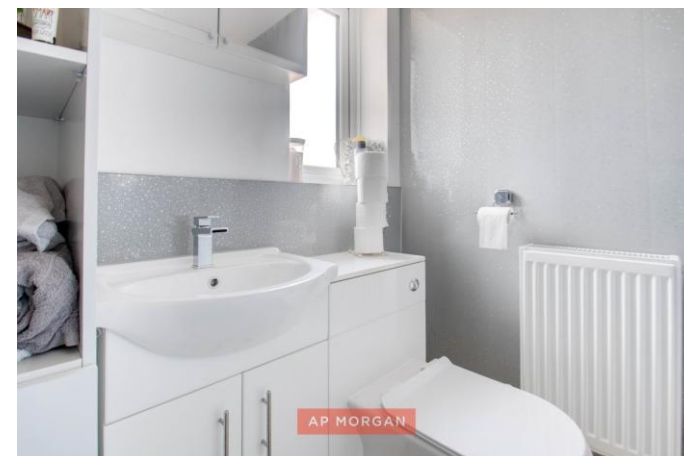
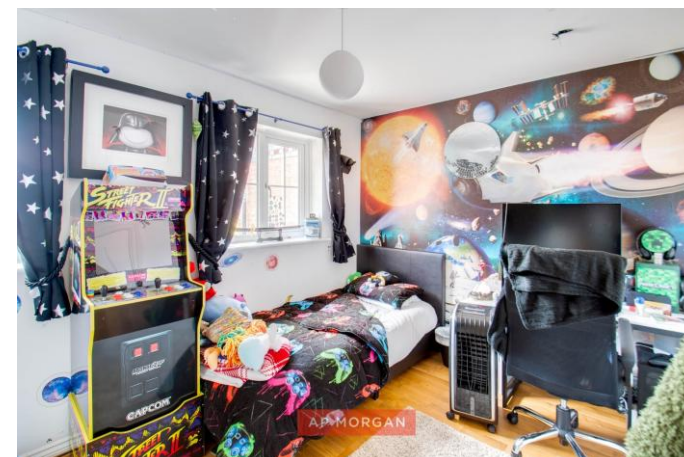
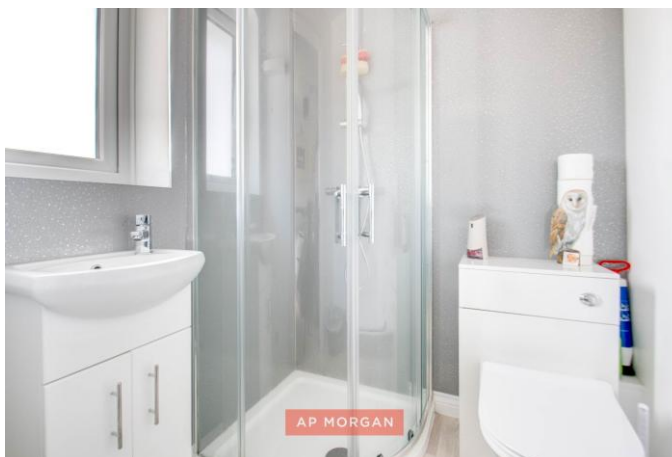
Bathroom 6'6" x 5'6" (1.98m x 1.68m)

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.



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Property to sell?

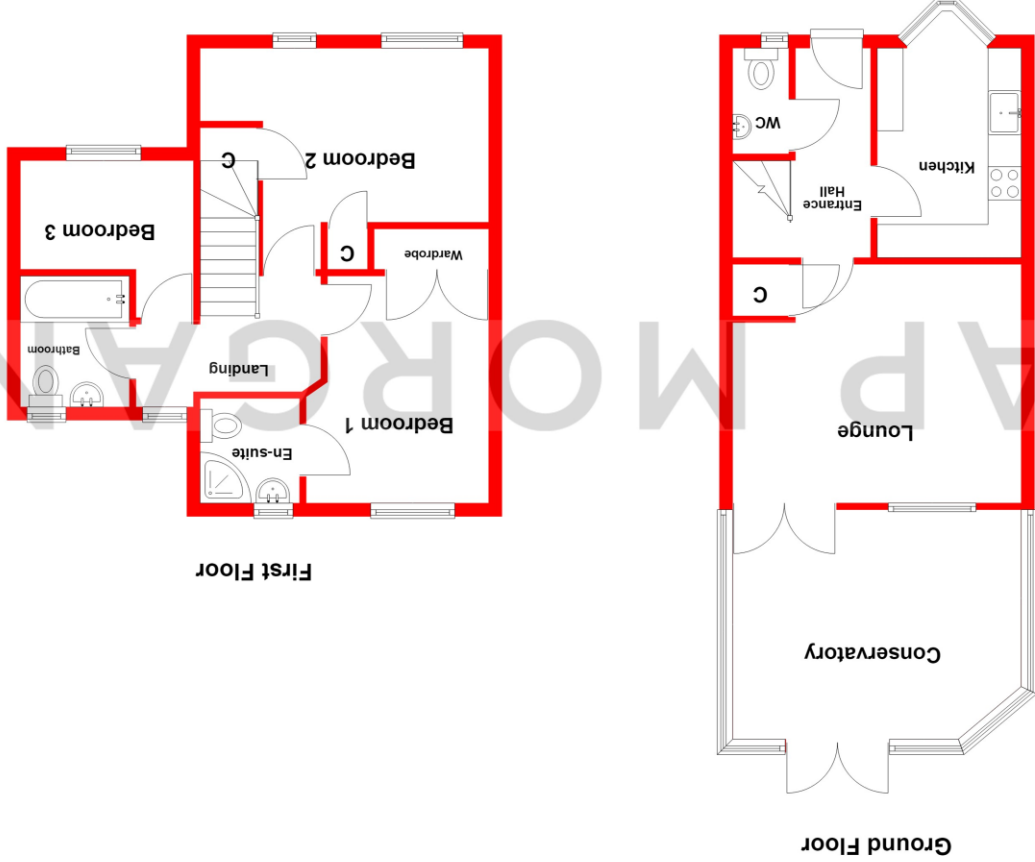
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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