

AP MORGAN



Richmond Road, Rubery
Asking Price £280,000

Features:

- Well presented three-bedroom end terrace home
- Exciting opportunity for first time buyers and large/growing families.
- Substantial living room/diner with front facing bay window and space for dining table and chairs
- Generously sized study, fantastic for working at home
- Comfortably sized kitchen with fitted cabinetry and double french doors to decked patio
- Two double and one single bedrooms serviced by a family bathroom
- Versatile rear garden hosting plenty of space for outdoor activities
- Two substantial garages offering an abundance of external storage
- Off street parking for multiple vehicles and well maintained hedged front garden
- Positioned well for amenities, including fantastic local schooling, shops and supermarkets a short drive alongside Cofton Park, Waseley Hills and Lickey Hills country parks.

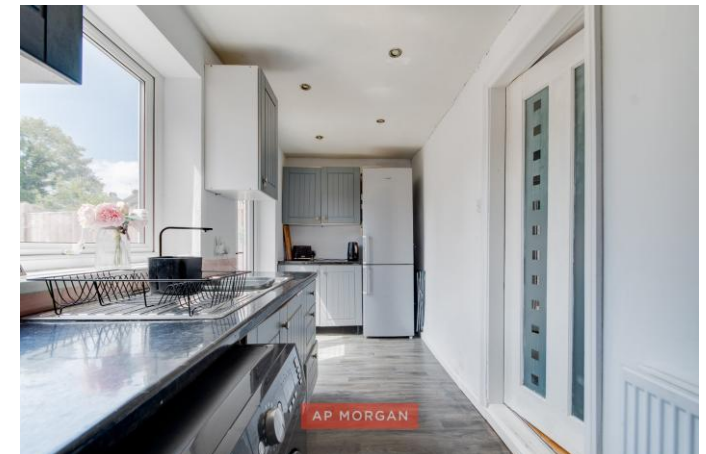
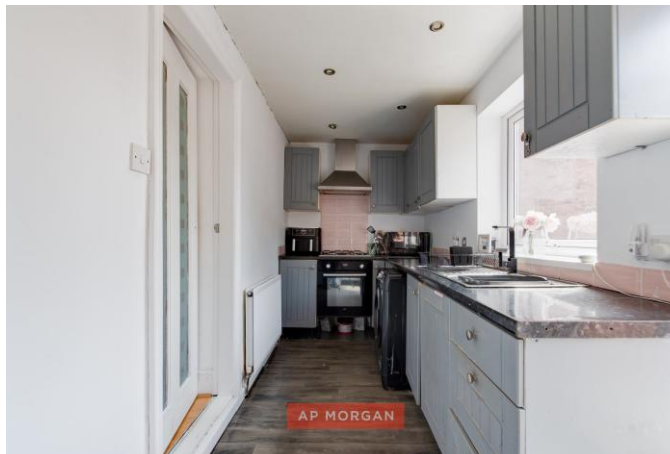
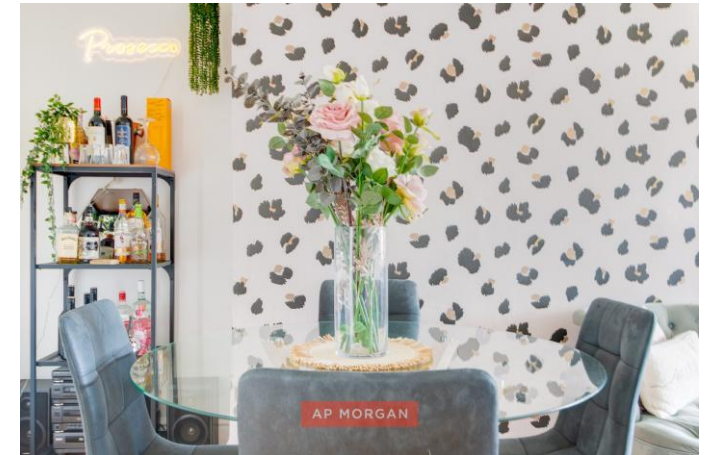
Description:

Your Next Chapter Starts on Richmond Road

Whether you're taking your first step onto the property ladder or searching for space to grow into, this three bedroom end terrace on Richmond Road deserves a spot on your viewing list. Early interest is expected, so if this sounds like your kind of home, get in touch soon to avoid missing out.

Step inside and the substantial living room/diner immediately makes its case, with a front facing bay window pulling in natural light and plenty of room for a dining table and chairs, ideal for everything from quiet evenings to family gatherings. Off to the side sits a generously sized study, a real bonus for anyone who works from home or simply wants a dedicated space to think, plan or unwind.

The kitchen is comfortably sized and fitted, the double French doors open straight out onto a decked patio, making it easy to bring the outside in on warmer days. Upstairs, two double bedrooms and a further single are served by a well appointed family bathroom, giving flexibility whether it's a home office, a nursery or simply extra breathing space you're after.



Outside, the rear garden is wonderfully versatile, with plenty of room for outdoor activities, whether that's summer get-togethers or space for the kids to play. Practicality is well catered for too, with two substantial garages offering an abundance of external storage, alongside off street parking for multiple vehicles and a neatly hedged front garden that adds real kerb appeal.

The location does a lot of the heavy lifting here. Families are well placed for fantastic local schooling, and everyday life is made easy with shops and supermarkets just a short drive away. For those weekends outdoors, Cofton Park, Waseley Hills and Lickey Hills country parks are all within easy reach, offering miles of walking, cycling and open space right on your doorstep.

This is a home that ticks a lot of boxes, well positioned, well proportioned and ready for its next owner.

Contact our team today to arrange your viewing before it's gone.

Details:
Hall

Living Room/Diner 21'1" x 11'11" (6.43m x 3.63m) Both Max

Study 7' x 5'9" (2.13m x 1.75m)

Kitchen 5'9" x 16'8" (1.75m x 5.08m)

Garage One 14'7" x 8'6" (4.45m x 2.6m)

Garage Two 13'1" x 2.37 (4m x 2.37)

Landing

Bedroom One 13'2" x 7'4" (4.01m x 2.24m) Both Max

Bedroom Two 9'10" x 8'11" (3m x 2.72m)

Bedroom Three 6'10" x 8'3" (2.08m x 2.51m)

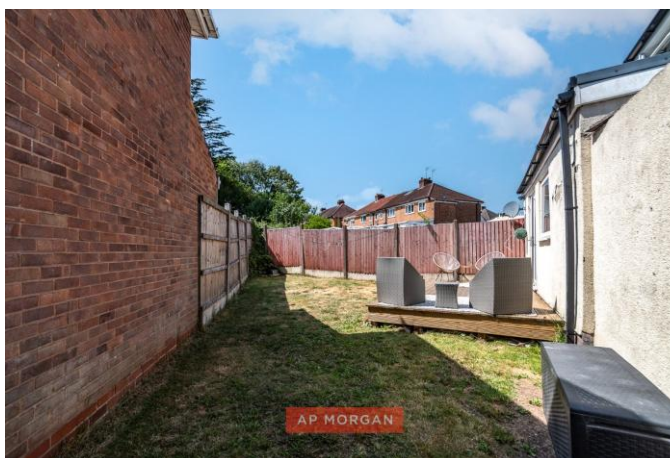
Bathroom 7' x 5'9" (2.13m x 1.75m)

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?

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

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.

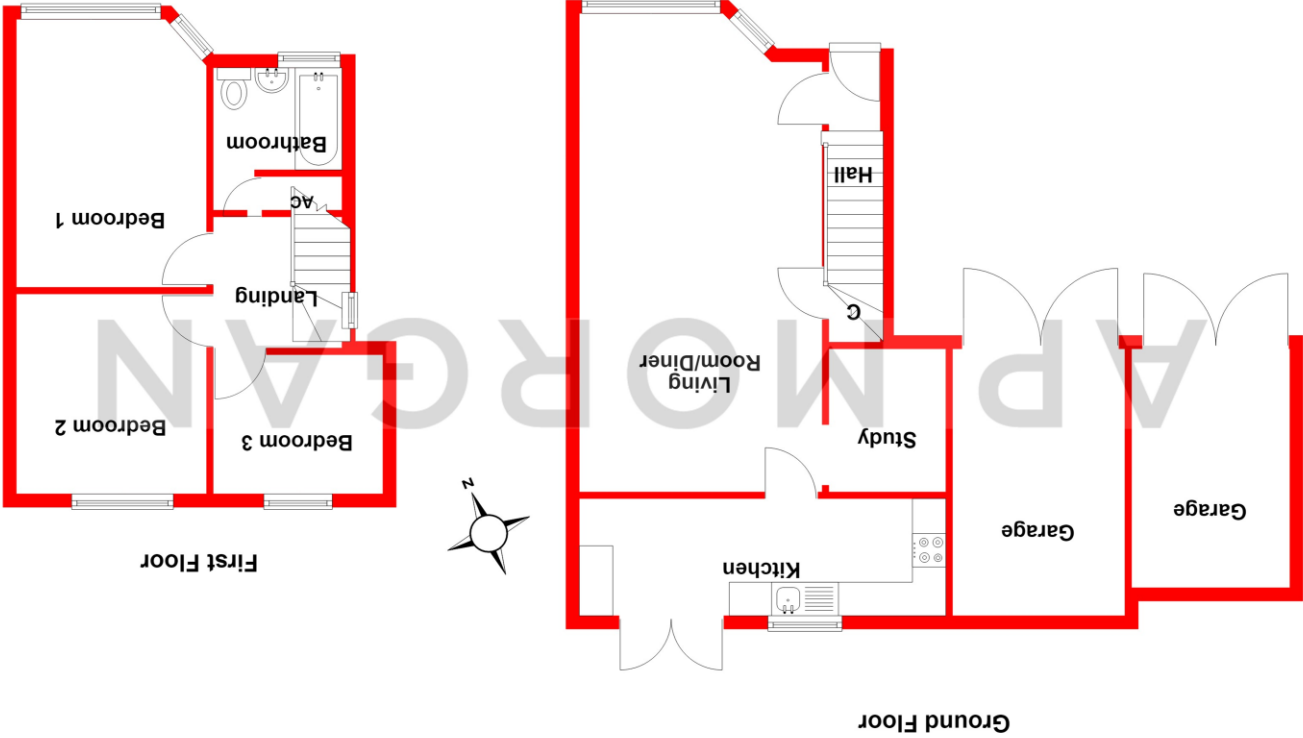
Need a solicitor?

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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Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

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