

AP MORGAN



Richmond Road, Rubery
Asking Price £260,000

Features:

- Semi-detached family home offered with no onward chain
- Two double bedrooms plus a versatile single bedroom
- Family bathroom
- Substantial front reception room with bay window
- Extended rear lounge/diner with gas fireplace
- Flexible living space, suited to dining or additional seating
- Kitchen/breakfast room with integral gas hob and double sink
- Breakfast counter for casual dining
- Useful understairs storage cupboard
- Easy-to-maintain rear garden
- Off-street parking for multiple vehicles
- Short drive to local supermarkets and high street shops
- Close to entertainment including a cinema and bowling alley

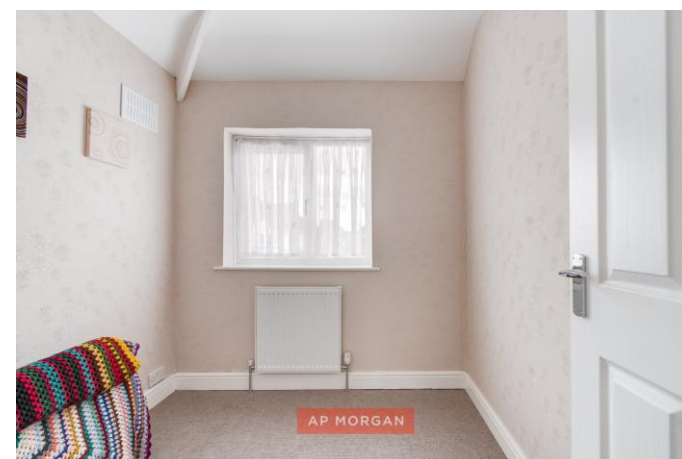
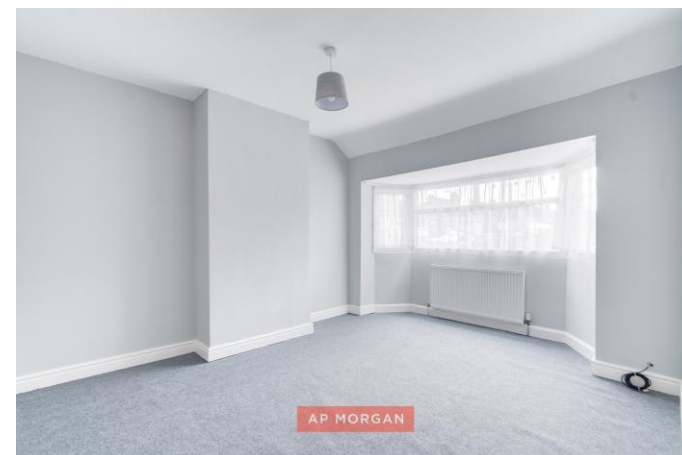
Description:

A home that ticks every box, with room left over.

Two double bedrooms, a versatile third, and not a single corner cut. This semi-detached family home on Richmond Road has been built for real life, and it shows.

Set back from the road with off-street parking for multiple cars, this Rubery home makes a strong first impression before you even reach the front door. Inside, a substantial bay-fronted reception room leads through to an extended lounge/diner at the rear, complete with a gas fireplace and genuine flexibility for how you want to live, whether that's a big family dining table or a proper sofa-and-suite setup for movie nights. The kitchen/breakfast room is a practical, sociable space with an integral gas hob, double sink, and a breakfast counter for quick mornings or slow Sunday coffees. Upstairs, two doubles and a single bedroom sit alongside a family bathroom, and the easy-to-maintain rear garden means more time enjoying it and less time mowing it. And with no onward chain, this is a move that could happen as fast as you need it to.

Our agents say...



This is a home that quietly does everything right. The bay window at the front is a real feature, flooding that reception room with light, while the rear extension gives you the kind of open, flexible living space that modern families actually want, not just a bigger box, but a better-used one. We love the practicality here too: the under stair cupboard, the off-street parking for several vehicles, and a garden that gives you outdoor space without the upkeep. Add in a short drive to supermarkets, the high street, and even a cinema and bowling alley for weekend fun, and you've got a home that works hard for whoever moves in.

With no chain above, this one's ready and waiting. Get in touch with the team today to arrange a viewing, homes like this on Richmond Road don't hang around.

Details:

Entrance Hall

Reception Room 10'10" x 10'10" (3.3m x 3.3m) Both Max

Lounge/Diner 20'11" x 10'10" (6.38m x 3.3m) Both Max

Kitchen/Breakfast Room 17'8" x 8'3" (5.38m x 2.51m) Both Max

Landing

Bedroom One 11'5" x 10'11" (3.48m x 3.33m) Both Max

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m) Both Max

Bedroom Three 7'3" x 7'7" (2.2m x 2.3m)

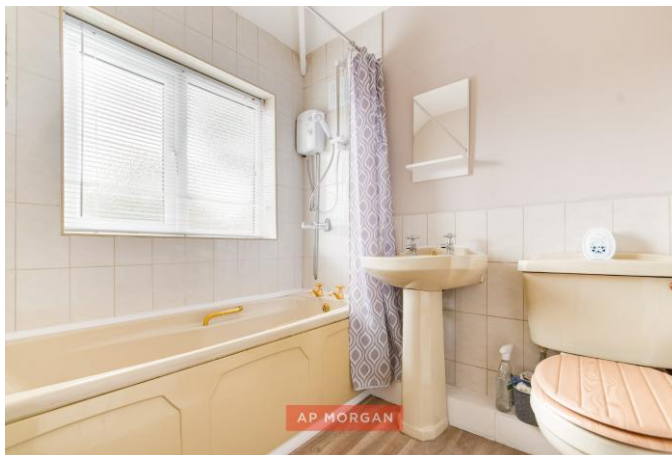
Bathroom 7'10" x 6'5" (2.4m x 1.96m)

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.

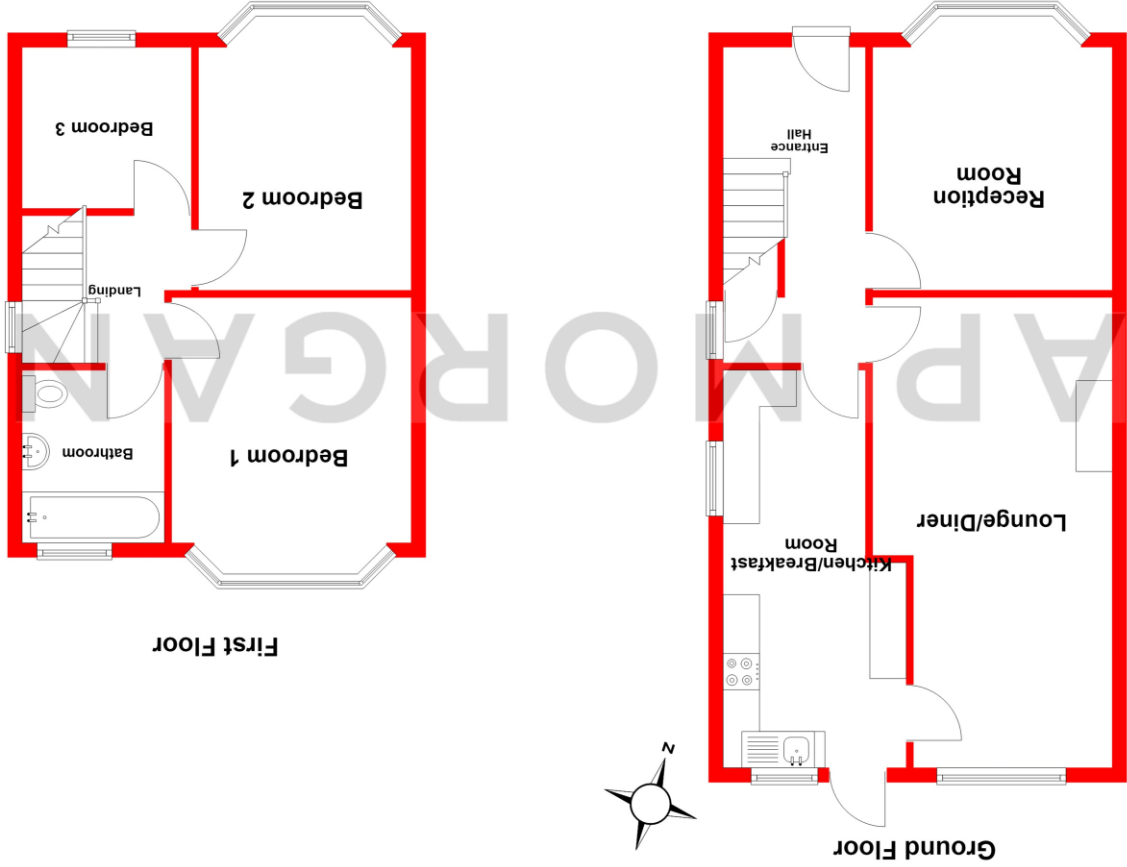
Need a solicitor?

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. 85.7 sq. metres (922.9 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 PlanUp.