

**AP MORGAN**



**Lysander Road, Rubery, Rednal**  
Offers in excess of £195,000



**Features:**

- Two double bedrooms
- Spacious lounge
- Generous kitchen/diner
- Contemporary shower room
- Plenty of storage
- Versatile rear garden
- Low maintenance front garden
- Prime positioning for amenities

**Description:**

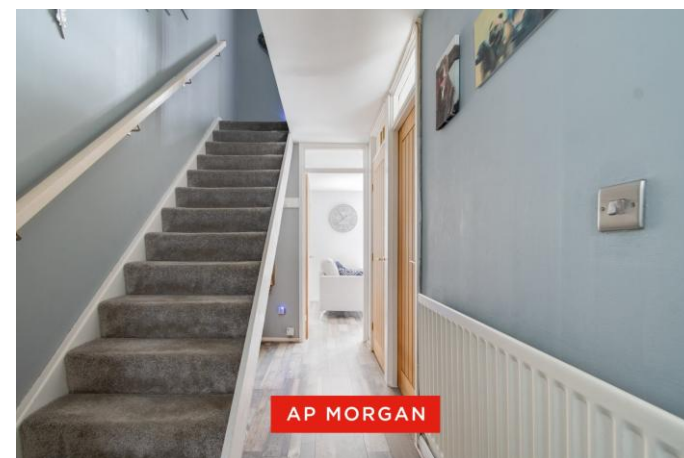
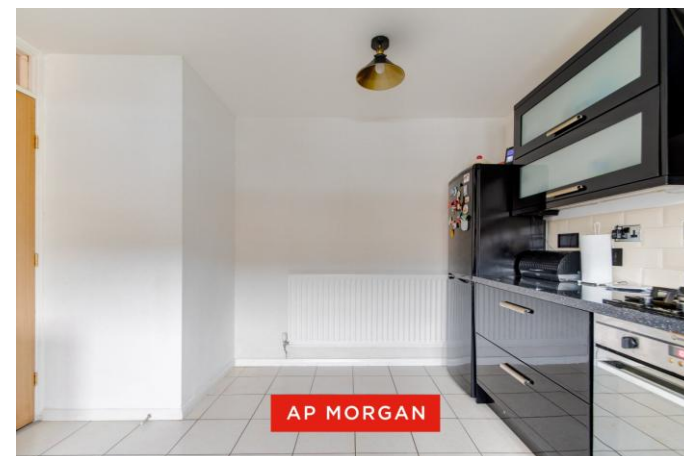
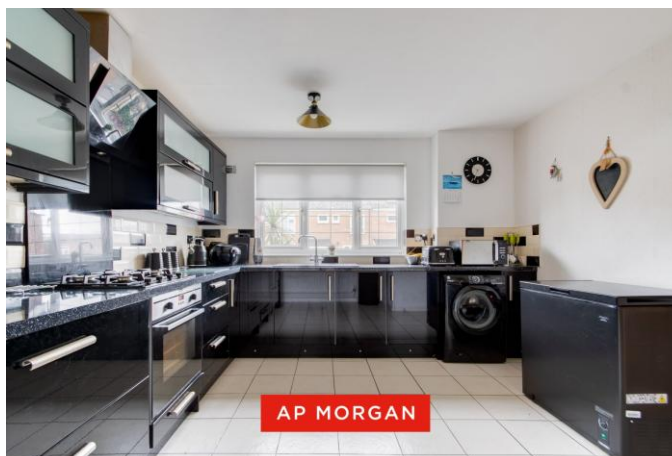
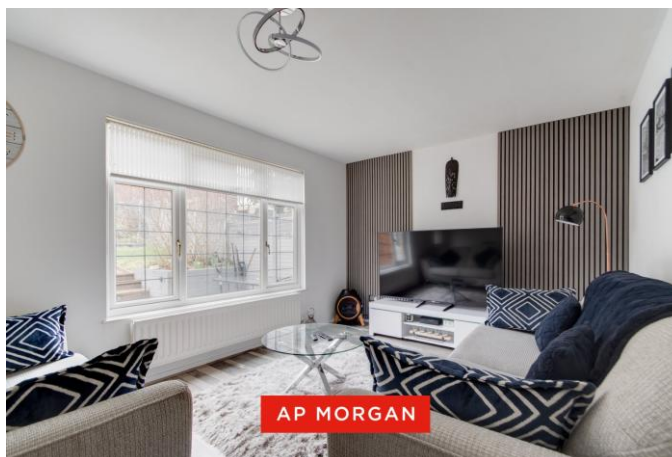
Introducing this mid-terraced house offering two double bedrooms, a well-fitted kitchen, a generous-sized lounge, and a lovely rear garden, with the added benefits of a garage and on-street parking, situated in Rubery, Rednal.

On arrival, the property welcomes you into the porch, which comprises a storage cupboard and leads into the hall. The hall features two further storage cupboards and an open space under the stairs, ideal for coats and shoe storage. To the right is the kitchen/diner, well-fitted with ample storage and worktop space, an integrated oven with gas hob and extractor fan, space for freestanding appliances, and room for a dining table.

Back through the hall, you will find the lounge — a great space for comfort and entertaining — featuring a panelled feature wall and a door leading to an additional porch, which offers another storage cupboard and access to the rear garden.

The first floor opens onto the landing, which comprises an airing cupboard and provides access to the first bedroom, a spacious double with a built-in storage cupboard, ideal as wardrobe space, and a second double bedroom. Both rooms offer additional space for further storage.

The rear garden initially leads onto a patio area, perfect for outdoor furniture and dining. Steps through the centre lead up to a higher patio area, with a gate providing access to the rear of the property. Both sides of the steps are laid to lawn and bordered by fences and shrubbery.





The property benefits from close proximity to local shops, while nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations offer direct services into Birmingham City Centre. The property is also conveniently positioned for road travel to Birmingham City Centre, the M5 and M42 motorways, and beyond. Several well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.

**Details:**

**Porch**

**Hall**

**Kitchen/Diner** 12'9" x 11'5" (3.89m x 3.48m) Both Max

**Lounge** 10'5" x 17'7" (3.18m x 5.36m) Both Max

**Rear Porch**

**Storage**

**Landing**

**Bedroom One** 8'10" x 14'5" (2.7m x 4.4m) Both Max

**Bedroom Two** 14'5" x 11'6" (4.4m x 3.5m) Both Max

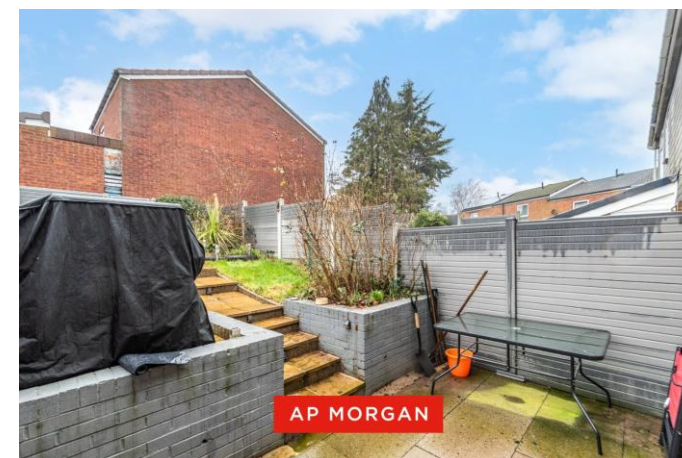
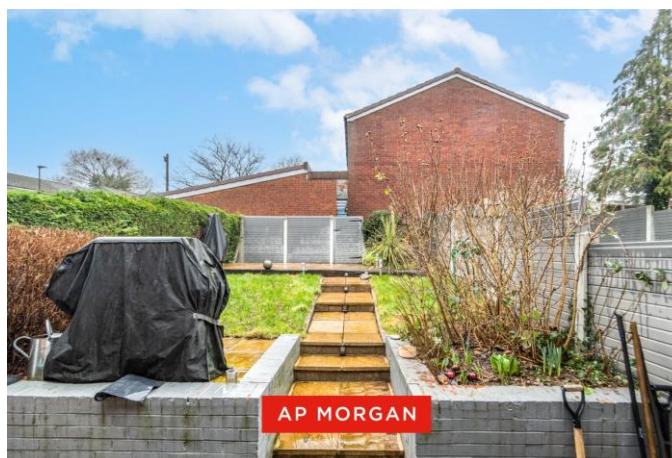
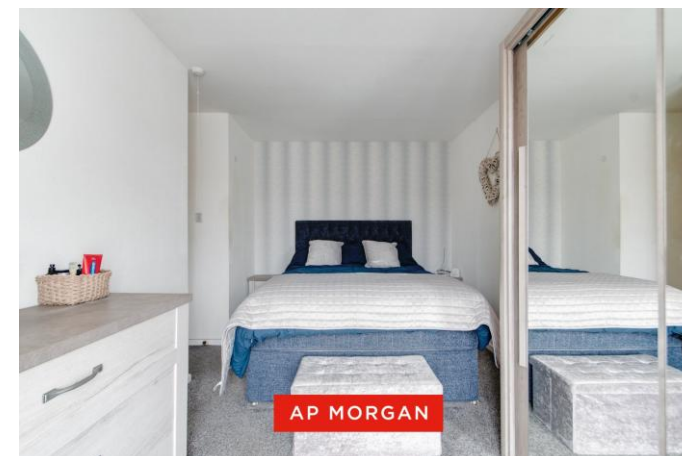
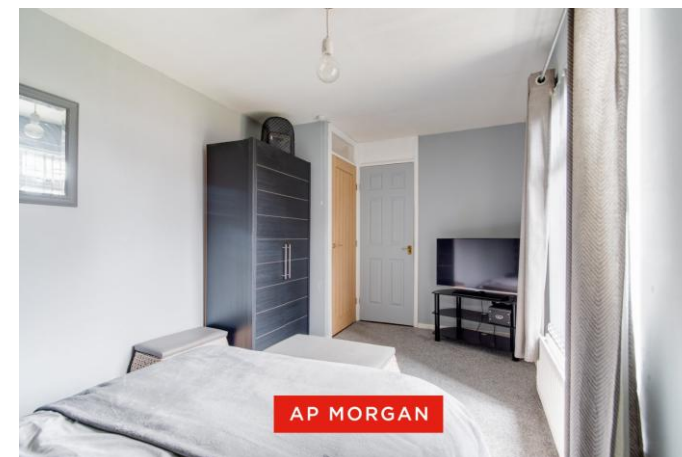
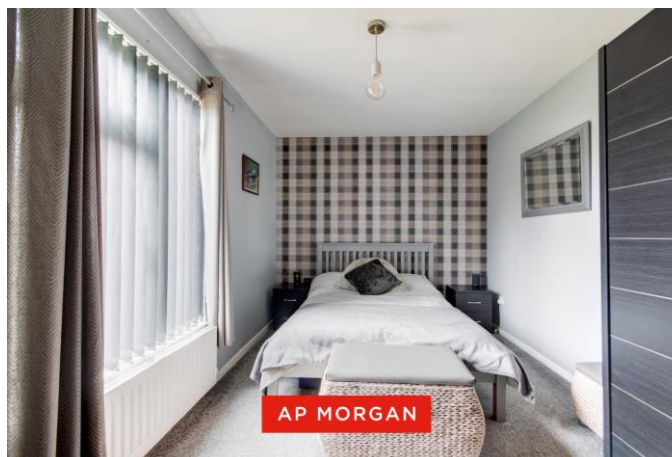
**Shower Room** 8'5" x 8'10" (2.57m x 2.7m) Both Max

**EPC Rating:** C.

**Council Tax Band:** A.

**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.

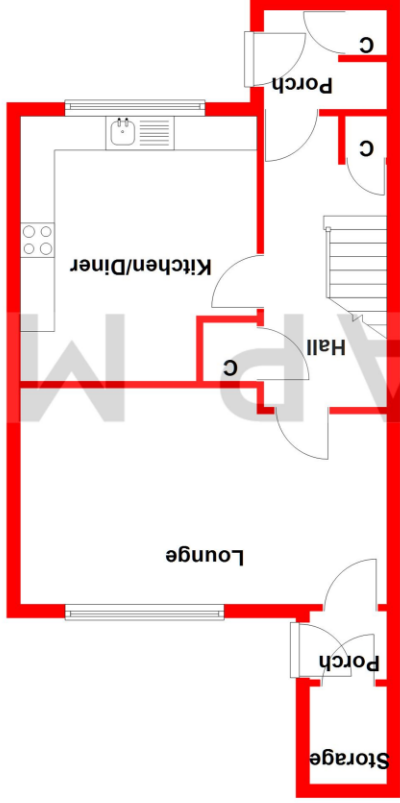
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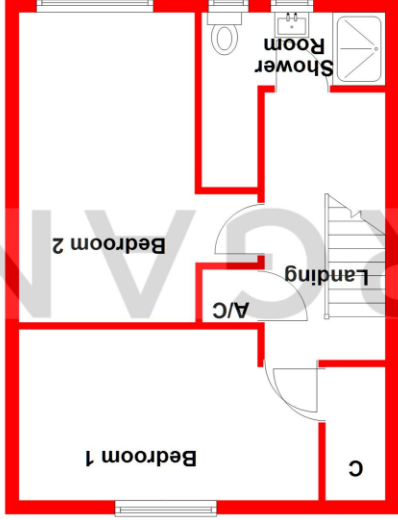
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Ground Floor  
Approx. 44.2 sq. metres (476.0 sq. feet)



First Floor  
Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 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 Planlup.

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