

AP MORGAN



Sandstone Avenue, Rubery
£1,250 per month

Features:

- Two double & one single bedrooms
- Generous lounge/dining room
- Large, fitted kitchen
- Garage
- Contemporary shower room
- Low maintenance rear garden
- Off-street parking

Description:

Available from end of December. This three-bedroom, semi-detached house presents a generous lounge/dining room, large, fitted kitchen, a garage, contemporary shower room, a low maintenance rear garden and off-street parking.

Approaching the property, there is a brick paved drive giving space for parking multiple vehicles, with front access to the porch, garage and rear garden access through a side gate.

Entering the property to the porch & hall, the fitted kitchen is immediately accessible presenting ample counterspace with an integral double gas oven, gas hob, fridge, freezer and sink, with additional space/plumbing for freestanding appliances. The lounge is accessed from the hall and presents multiple suites, a rear facing window, under-stairs cupboard space and an adjoining dining room offering space for a large dining table and chairs with rear access through a double French door. The ground floor is completed by a front access garage providing space for storage.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect. Bedroom Two is also a large double with integral storage looking to the rear. Bedroom Three is the single of the property looking to the rear. The contemporary family shower room presents a washbasin, WC and shower.

The garden opens to a paved patio with plenty of space for storage and outdoor furniture continuing to an artificial grass laid lawn giving ample room for outdoor activities. This low maintenance garden is bordered by wooden panel fencing.



The property is approximately 1.7 miles away from Longbridge retail park and a short drive to various schools, restaurants, shops and supermarkets. There is also easy access to Cofton Park and The Lickey Hills while also being close to various bus routes and Longbridge Train station. The M42 and M5 motorways are also easily accessed.

Details:

Porch

Hall

Kitchen 11'10" x 8'1" (3.6m x 2.46m)

Lounge 11'7" x 20' (3.53m x 6.1m)

Dining Room 9'3" x 10'3" (2.82m x 3.12m)

Garage 12'6" x 7'9" (3.8m x 2.36m)

Landing

Bedroom One 11'11" x 11'11" (3.63m x 3.63m) Both Max

Bedroom Two 12'2" x 13' (3.7m x 3.96m) Both Max

Bedroom Three 7' x 9'11" (2.13m x 3.02m)

Shower Room 5'3" x 8'7" (1.6m x 2.62m)

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (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?

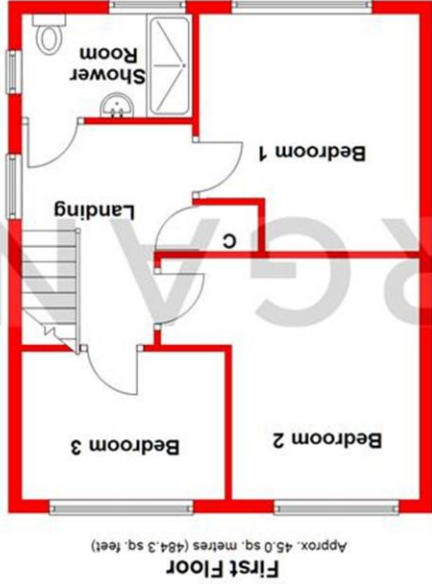
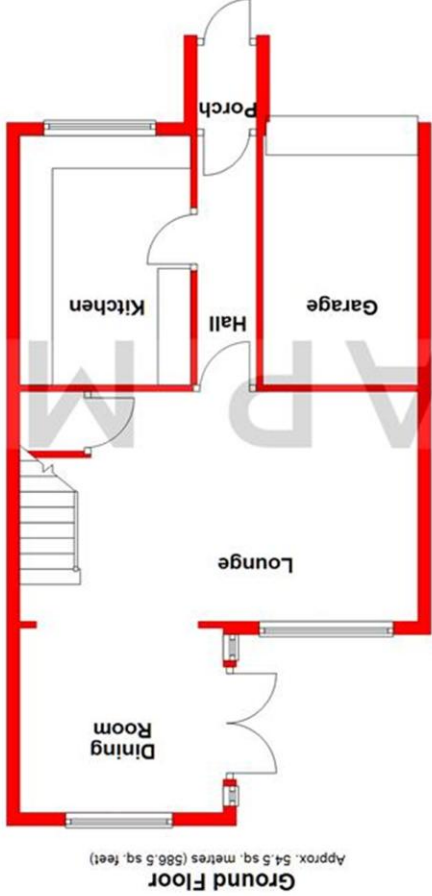
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Total area: approx. 99.5 sq. metres (1070.8 sq. feet)

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