

A two-story brick house with a brown tiled roof and a brick chimney. The house features a bay window on the upper floor with white frames and a conservatory on the ground floor with a white door and glass panels. A wooden fence and a green hedge are in the foreground. A white van is partially visible on the left. The sky is blue with scattered white clouds.

AP MORGAN

Beverley Road, Rednal, Birmingham
Offers in the region of £260,000

Features:

- Well-presented semi-detached house
- Three bedrooms
- Spacious lounge
- Open plan kitchen/dining room
- Family bathroom
- Large rear garden
- Multi-car driveway
- EPC- D

Description:

This immaculately presented three-bedroom semi-detached house is situated on a sought-after residential road in Rubery, Birmingham. The perfect family home with plenty of living space and local amenities including shops, schools and parks all located nearby.

Upon approach to the property there is a large multi-car driveway with a gated side entrance leading into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway; stylish lounge with bay window; open plan kitchen diner with understairs storage cupboards and integrated appliances including fridge, oven, hob, dishwasher and washing machine as well as a breakfast bar and rear door leading into the garden; first floor landing; two double bedrooms, one single bedroom and a family bathroom with bath and overhead shower. The current owners would like to specify that the wardrobes in both rooms will be left and included in the sale price. The rear garden is a very good size comprising of a large lawn, gravel section with planting beds ideal for those who like growing their own fruit or vegetables and finally a raised decking area perfect for outdoor furnishings. There is also an original concrete garage with up and over door, power and electric light fitted as well as an external cold water tap and power socket.

This property is well situated for easy access to Rubery Village for local shops and amenities. Nearby Great Park provides additional shops, bars, restaurants and entertainment, with a bowling alley and cinema. Longbridge and Northfield town centres provide additional shops and amenities within driving distance. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



Details:

Lounge 15'7" x 11'8" (4.75m x 3.56m)

Dining Room 11'9" x 9'5" (3.58m x 2.87m)

Kitchen 14'6" x 8'10" (4.42m x 2.7m)

Bedroom One 15'7" x 8'10" (4.75m x 2.7m)

Bedroom Two 9'6" x 8'10" (2.9m x 2.7m)

Bedroom Three 9'11" x 5'8" (3.02m x 1.73m)

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

Hallway

Landing

EPC Rating: D

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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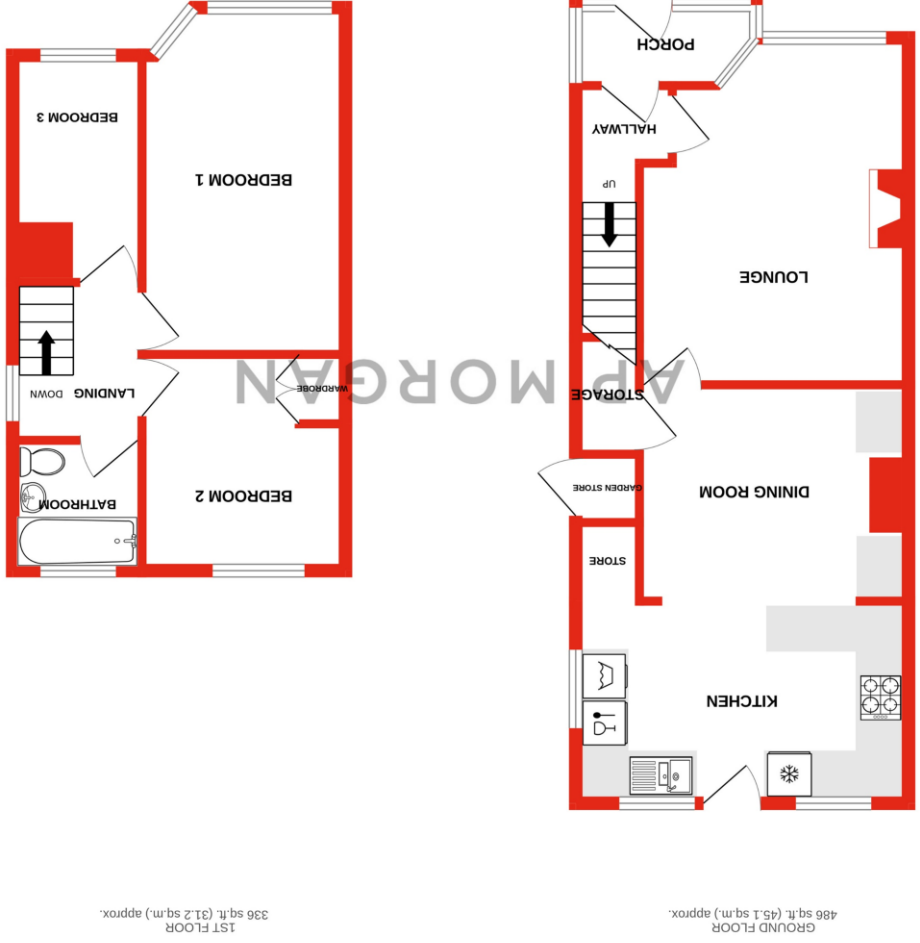
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GROUND FLOOR
45.1 sq.m.) approx.

1ST FLOOR
31.2 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors and any other items are approximately taken and no responsibility is taken for errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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