

**AP MORGAN**



**Meadowfield Road, Rubery, Birmingham**  
Asking Price £280,000

**Features:**

- Well-presented semi-detached house
- Two double bedrooms
- Stylish lounge with bay window
- Extended and open plan kitchen/diner
- Bathroom with bath and shower cubicle
- Large rear garden
- Multi-car driveway
- EPC- C

**Description:**

This well-presented two-bedroom semi-detached house is situated in the highly sought after area of Rubery, Birmingham. Ideal for those with smaller families with an extended kitchen/dining area and a large garden as well as local amenities including shops, schools and parks conveniently located nearby.

Located down a quiet side road, upon approach to the property there is a large multi-car driveway with a side gate providing access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance hallway with original stained glass door frames; stylish lounge with a bay window; extended and open plan kitchen/diner with integrated fridge/freezer, hob and oven as well as patio doors leading into the garden and large understairs storage cupboard with space to fit a small desk and chair; first floor landing; two double bedrooms with space for large wardrobes and a spacious bathroom with freestanding bath and separate shower cubicle. The lovely rear garden is a very good size comprising of mostly lawn with various plants and foliage planted around which look beautiful when in full bloom. There is also a large patio perfect for outdoor furnishings as well as a feature fishpond and vegetable patch for those keen on growing their own fruit and veg.

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** 14'3" (4.34) x 12'7" (3.84) (into bay)

**Dining Room** 12'6" x 9'7" (3.8m x 2.92m)

**Kitchen** 13'6" x 5'11" (4.11m x 1.8m)

**Bedroom One** 12'7" x 10'11" (3.84m x 3.33m)

**Bedroom Two** 12'7" x 10'8" (3.84m x 3.25m)

**Bathroom** 8'7" x 6'4" (2.62m x 1.93m)

**EPC Rating:** C

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

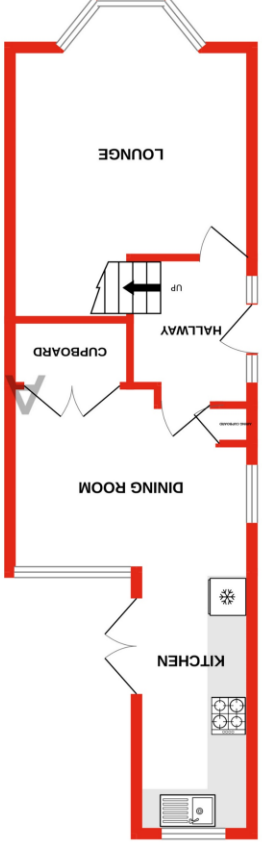
### Need a solicitor?

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.

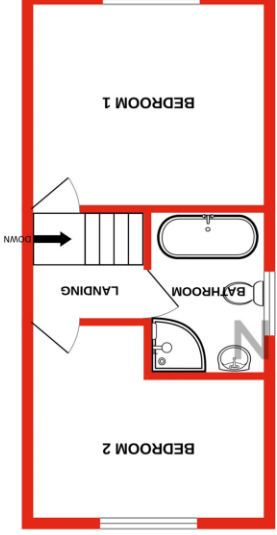
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
430 sq ft. (40.0 sq m.) approx.



1ST FLOOR  
337 sq ft. (31.3 sq m.) approx.



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

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