

AP MORGAN



Rousay Close, Rubery, Rednal
Asking Price £180,000

Features:

- Two bedroom terrace
- Kitchen/Breakfast Room
- Dining Room
- Lounge
- Low maintenance rear garden
- Close to Waseley Hills County Park
- Local to lots of schooling options
- EPC - TBC

Description:

Introducing this two-bedroom terrace home within Rubery, nestled on the edge of Waseley Hills Country Park and surrounded by a variety of schooling options. Featuring two spacious reception rooms, a bathroom with both bath and separate shower, and a low-maintenance garden.

Inside, the layout comprises a porch, large entrance hall, kitchen/breakfast room, dining room, and lounge with an electric wall-mounted fire and sliding doors opening to the rear garden. Upstairs, two generously-sized double bedrooms, both equipped with fitted wardrobes, await, along with a family bathroom featuring both a bath and separate shower.

Outside, there are off-street parking options at the front of the property, while the rear boasts a low-maintenance garden with convenient access to a rear alleyway.

The property is conveniently situated 1.2 miles from the popular Waseley Hills Country Park, just 0.2 miles from the nearest primary school, and 0.6 miles from Rubery high street, offering local amenities. Additionally, it's 2.2 miles away from Longbridge's new shopping village, providing supermarkets, shops, and restaurants



Details:

Porch

Entrance Hall

Kitchen/Breakfast Room 12'10" x 11'8" (3.9m x 3.56m)

Dining Room 10'2" x 11'8" (3.1m x 3.56m)

Lounge 9'4" x 16'7" (2.84m x 5.05m)

First Floor Landing

Master Bedroom 18'8" x 9' (max) (5.7m x 2.74m (max))

Bedroom Two 8'10" (max) x 18'1" (2.7m (max) x 5.5m)

Bathroom 5'6" x 8'10" (1.68m x 2.7m)



EPC Rating: To be confirmed

Council Tax Band: A (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.

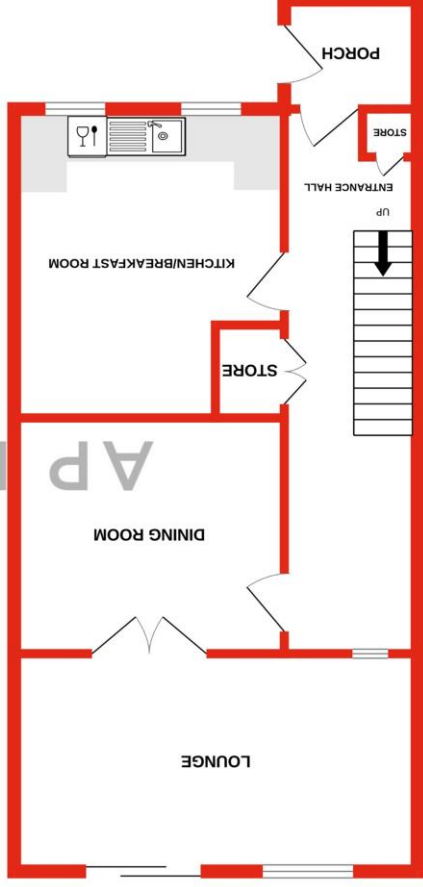
Need a solicitor?

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.

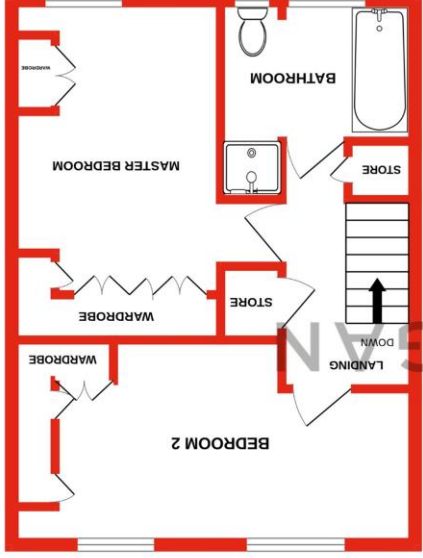
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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