

AP MORGAN



Holmes Drive, Rubery, Rednal
Asking Price £330,000

Features:

- No onward chain
- Detached family home
- Generous living room
- Fitted kitchen and separate dining room
- Three well-proportioned bedrooms
- Family bathroom and guest WC
- Landscaped garden
- Private driveway and garage
- EPC Rating: D

Description:

Offered with no onward chain. A detached family home offering three substantial bedrooms and a generous ground floor living space. This property is well situated in a popular residential area of Rubery.

To the front of the property is a private driveway providing ample off-road parking space, side access to the rear garden and access into the garage.

The ground floor accommodation comprises: Entrance porch, living room with feature electric fireplace and double doors opening into the formal dining room with sliding doors opening to the rear garden, and the fitted kitchen with an integrated gas hob and oven, along with space for freestanding appliances and an understairs storage cupboard. The ground floor further benefits from a rear storm porch with access to the guest WC, integrated garage and access to the rear garden.

The first-floor landing establishes: Double bedrooms one and two with fitted wardrobes, good-sized bedroom three and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a landscaped garden with mature planted beds and patio slabs.

Well positioned in Rubery, the property is ideal for well-regarded local schools and is within proximity to Rubery Town Centre, offering a range of high street shops, restaurants and takeaways. Rubery is approximately 10 miles from Birmingham City Centre and provides easy access for commutes via the M5 and M42.



Details:

Entrance Porch

Living Room 13'6" x 15'2" (4.11m x 4.62m)

Dining Room 10'2" x 8'9" (3.1m x 2.67m)

Kitchen 10'9" x 8'7" (3.28m x 2.62m)

Guest WC

Bedroom One 12'3" x 9'9" (3.73m x 2.97m)

Bedroom Two 10'5" x 10'5" (3.18m x 3.18m)

Bedroom Three 10'4" x 7'8" (3.15m x 2.34m)

Bathroom 7' x 7'2" (2.13m x 2.18m)

Garage 16'3" x 8'3" (4.95m x 2.51m)



EPC Rating: D

Council Tax Band: D (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

Property to sell?

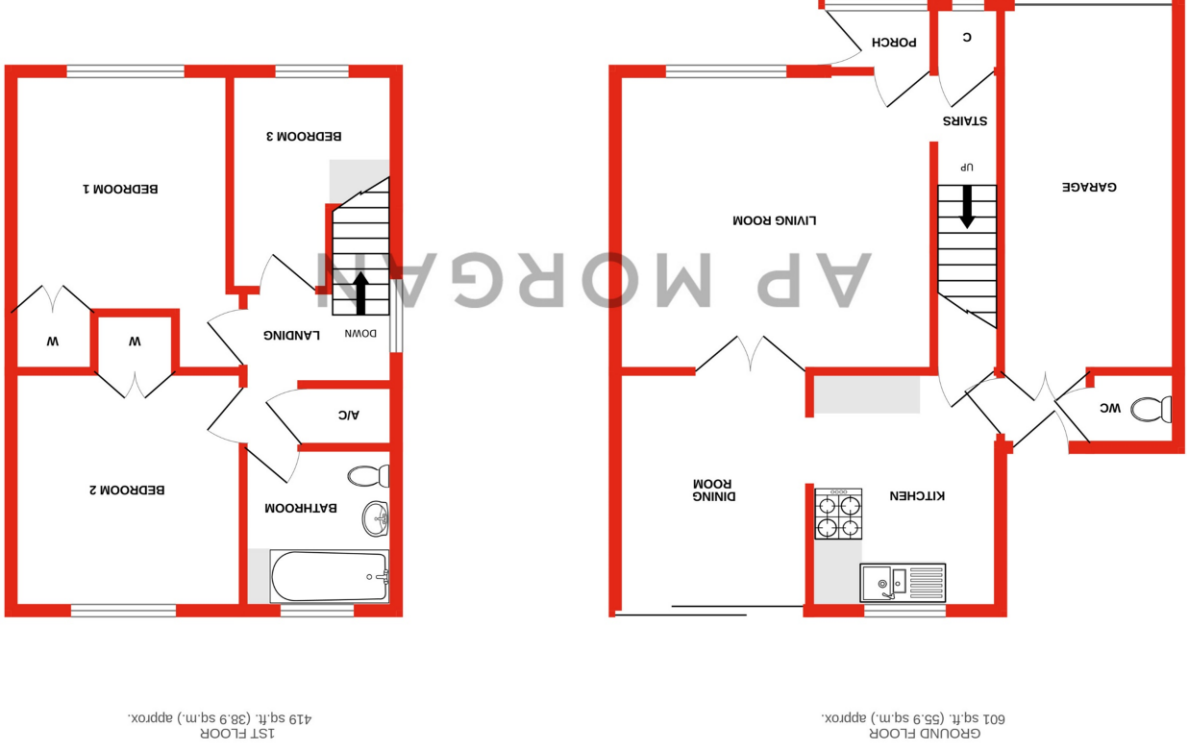
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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.
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