

AP MORGAN



Windmill Avenue, Rubery, Birmingham
Asking Price £370,000

Features:

- Thoughtfully extended semi-detached house
- Four good sized bedrooms
- Lounge with bay window
- Stylish and open plan kitchen/diner
- Family bathroom, en-suite and downstairs W.C
- Low maintenance garden
- Driveway and garage
- EPC- C

Description:

This stylish and thoughtfully extended, four-bedroom semi-detached house is situated in the sought after area of Rubery, Birmingham. Ideal for those with larger families with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Upon approach to the property there is a two-car driveway with pathway running along the centre up to the front door. The driveway also provides access to the integrated single car garage. Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs W.C and doorway leading into the garage; good sized lounge with a bay window; stylish and open kitchen/diner with integrated appliances and large bi-folding doors running along the rear wall providing access into the garden as well as plenty of natural light into the room; convenient sized utility room with sink and storage cupboard; first floor landing; three double bedrooms with the master bedroom benefiting from an en-suite shower room; one single bedroom currently being used as an office space and a stylish family bathroom with bath and separate shower cubicle. The property further benefits from a newly fitted boiler and flat roof on the rear extension which now includes a sky light allowing even more natural light into the kitchen.

The rear garden is a good size and is low maintenance comprising of a raised artificial lawn and a patio area perfect for outdoor furnishings.

Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. 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:

Entrance Hallway 19' x 5' (5.8m x 1.52m)

Kitchen/Family Room 20' x 18' (6.1m x 5.49m)

Reception Room 12' x 11' (3.66m x 3.35m)

Utility Room 6'11" x 5' (2.1m x 1.52m)

WC

Bedroom One 10'11" x 11' (3.33m x 3.35m)

En-Suite Shower Room

Bedroom Two 10'11" x 11' (3.33m x 3.35m)

Bedroom Three 7' x 13' (2.13m x 3.96m)

Bedroom Four/Study 6' x 7' (1.83m x 2.13m)

Bathroom 7' x 10' (2.13m x 3.05m)

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.



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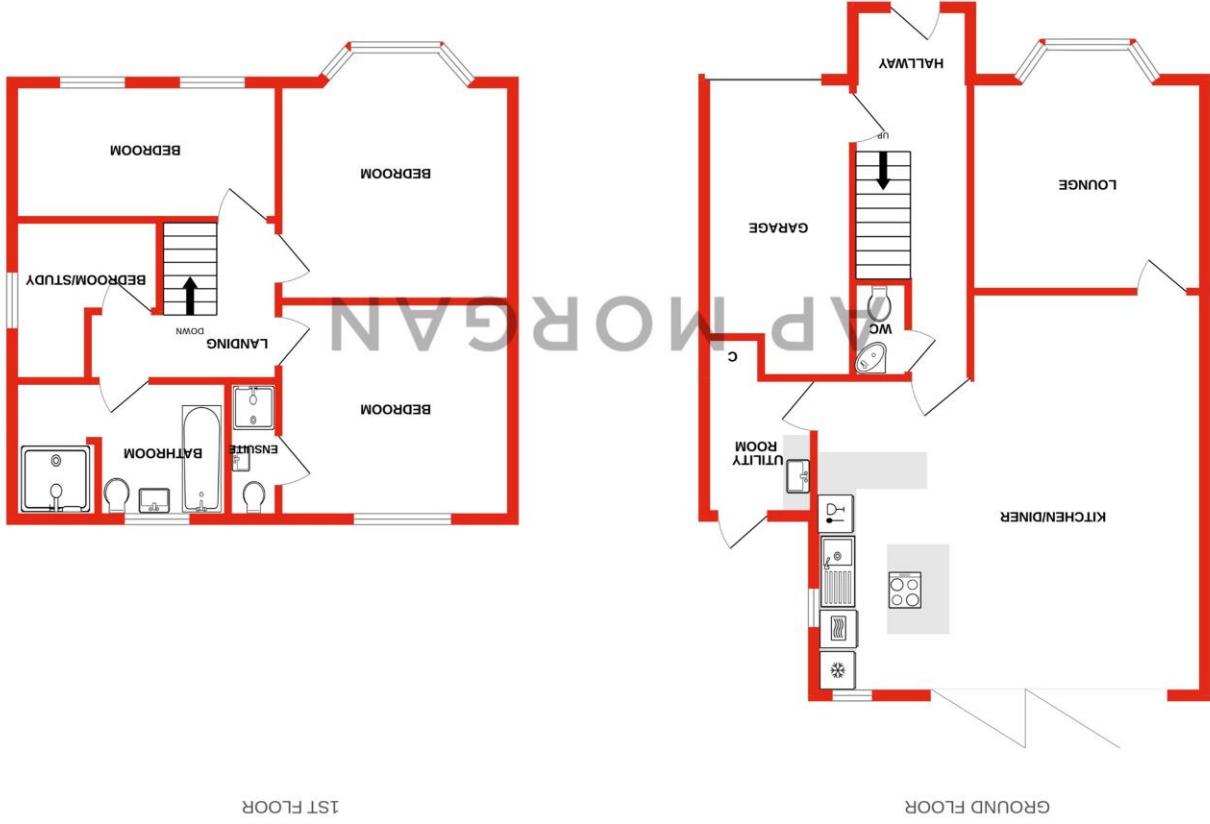
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