

**AP MORGAN**



**Eachway, Rubery, Birmingham**  
Asking Price £260,000



**Features:**

- Three bedroom terrace
- Great central location
- Two reception rooms
- Spacious rear garden
- Driveway for multiple vehicles

**Description:**

Introducing this fantastic three-bedroom terrace home nestled within a delightful road in Rubery, offering two reception rooms, a large garden, and easy access to Rubery high street for supermarkets, shops, and eateries.

Inside, the layout comprises an entrance hall, lounge with a walk-in bay window, kitchen breakfast room, utility room, dining room, and downstairs bathroom with a shower over the bath. Upstairs, you'll find three bedrooms, two of which are generously sized doubles.

Outside, to the front of the property, is a driveway with space for multiple vehicles, along with access to the dining room via a side alley. To the rear, you'll discover a spacious garden with a raised patio seating area towards the back.

Especially of note is the proximity to local amenities including shops, schools and parks making this property ideal for families. Located in Rubery, this property is approximately 10 miles from Birmingham city centre and provides easy access for local and national road networks via the M5 and M42.



**Details:**

**Entrance Hall**

**Lounge** 13'11" x 12'7" (4.24m x 3.84m)

**Kitchen** 8'2" x 15'11" (2.5m x 4.85m)

**Utility Room** 6'4" x 8'1" (1.93m x 2.46m)

**Dining Room** 11'10" x 7'6" (3.6m x 2.29m)

**Bathroom** 5'4" x 7'7" (1.63m x 2.3m)

**First Floor Landing**

**Master Bedroom** 10'9" x 16' (max) (3.28m x 4.88m (max))

**Bedroom Two** 11'7" x 8'2" (3.53m x 2.5m)

**Bedroom Three** 8'4" x 7'6" (2.54m x 2.29m)



**EPC Rating:** D

**Council Tax Band:** B (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?

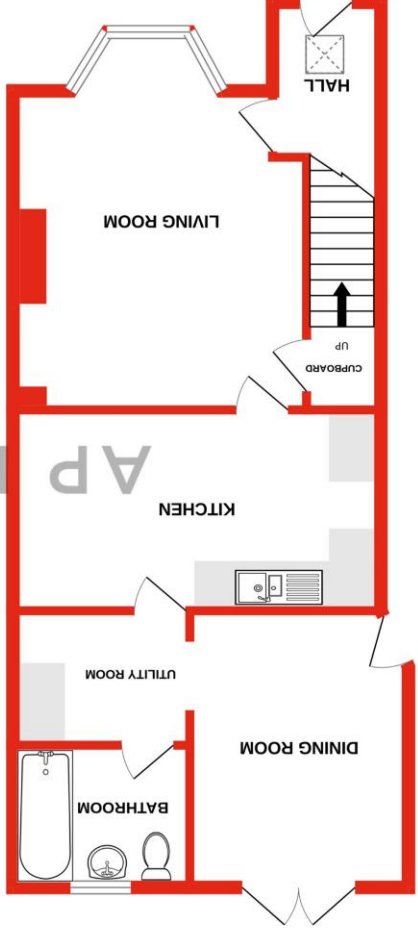
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

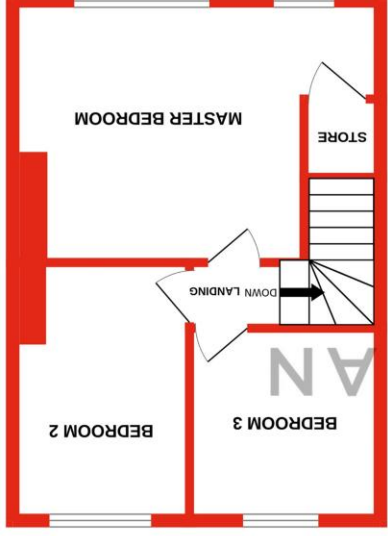
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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



1ST FLOOR

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission 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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