

AP MORGAN



Holywell Lane, Rubery, Birmingham
Offers in the region of £425,000

Features:

- Spacious detached family home
- Four good sized bedrooms
- Two sitting rooms including cinema room
- Modern fitted kitchen/Breakfast bar
- Family bathroom and downstairs W.C
- Front and rear gardens
- Multi-car driveway
- EPC- D
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Description:

A well designed four-bedroom detached residence in the charming location of Rubery, Birmingham. This property boasts a host of desirable features, including off-road parking, a dedicated cinema room for entertainment, a cosy lounge adorned with a feature fireplace, a generously proportioned kitchen, a convenient downstairs WC, and a delightful conservatory.

The lounge is bathed in natural light, thanks to the two windows and has a feature fireplace. The spacious and modern kitchen has integrated appliances including microwave, oven, hob, and dishwasher, complemented by a convenient breakfast bar and space for a freestanding American Fridge/Freezer and washing machine. The dedicated cinema room, complete with a projector, screen, and speakers, seamlessly connects to a dining area, inviting conservatory and rear garden. Additionally, the property includes a well-appointed office and a convenient downstairs WC.

Ascend the stairs to the first-floor landing, where you'll discover four generously proportioned bedrooms. Three of these bedrooms offer the convenience of built-in storage space, ensuring ample room for organisation. Completing this level is a well-appointed family bathroom with bath and separate walk-in shower cubicle, providing both style and functionality for the entire household. Externally, this property offers a delightful rear garden featuring lawn, a sturdy brick-built storage shed, meticulously planted borders, and a patio area. The outdoor space provides a perfect setting for relaxation and outdoor activities. Additionally, the residence boasts an equally appealing front garden, enhancing the overall curb appeal of this well-appointed property.

Holywell Lane is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42.



Details:

Entrance Hall

Lounge 19'11" x 11'4" (6.07m x 3.45m)

Kitchen/Breakfast Bar 16' x 11'2" (max) (4.88m x 3.4m (max))

Cinema Room 22' x 14'3" (6.7m x 4.34m)

Conservatory 11'9" x 8'2" (3.58m x 2.5m)

Office 6' x 5'1" (1.83m x 1.55m)

W.C 5'5" x 2'7" (1.65m x 0.79m)

Hallway

Landing

Master Bedroom 14'6" x 9'8" (4.42m x 2.95m)

Bedroom Two 16'8" x 11'5" (5.08m x 3.48m)

Bedroom Three 13'7" x 9'6" (max) (4.14m x 2.9m (max))

Bedroom Four 8' x 6'11" (2.44m x 2.1m)

Bathroom 11'4" x 6'6" (3.45m x 1.98m)

EPC Rating: D

Council Tax Band: E (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?

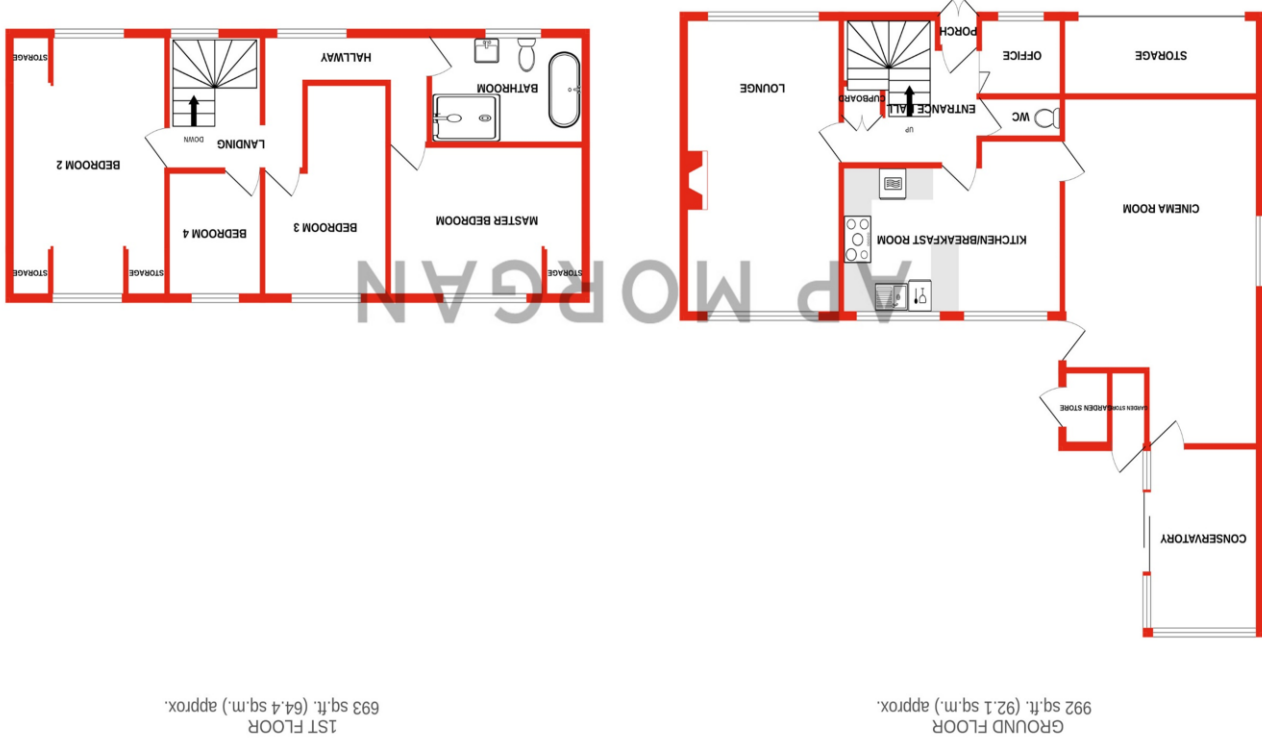
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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GROUND FLOOR (92.1 sq.m.) approx.

1ST FLOOR (64.4 sq.m.) approx.

TOTAL FLOOR AREA : 1665 sq.ft. (156.5 sq.m.) approx.
Whilst 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 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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