

AP MORGAN



Bowes Road, Rubery
Offers in excess of £280,000

Features:

- Newly built detached house
- Three bedrooms and study
- Spacious lounge/diner
- Modern kitchen
- Bathroom and downstairs W.C
- Private rear garden
- Two-car driveway
- EPC- C

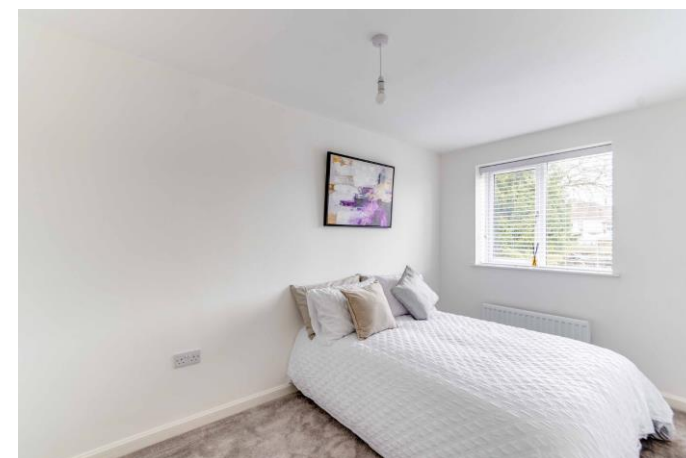
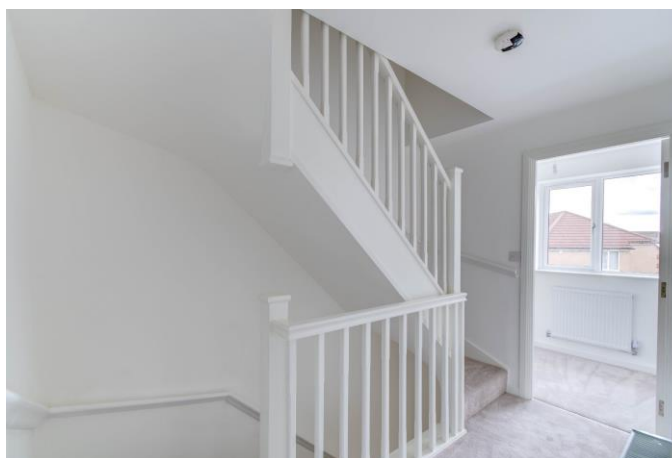
Description:

A brand new immaculately presented three-bedroom detached house, offered with a modern shaker style kitchen with integrated appliances, landscaped rear garden and off-road parking situated in Rubery, Birmingham.

Description: the accommodation, in brief, features: - driveway with EV charger, hall, downstairs wc, lounge/diner with sliding patio door to rear garden, modern shaker style breakfast kitchen with integrated, dishwasher oven, hob and extractor, stairs to landing, master bedroom, double bedroom two, single bedroom three, study and modern bathroom.

Outside: outside, the property enjoys a pleasant landscaped rear garden with a paved patio, and lawn to fenced boundaries. In addition, there is gated access to the side of the property.

Location: situated in Rubery, the area itself has many fine walks to be enjoyed in both Lickey hills and Waseley country park. There are some local shops and easy access to the m42 and m5 motorways links. Rubery village has everyday shopping facilities, doctor's surgery, dentist, local schools and railway station. No more than 2 miles away is the recently regenerated Longbridge site (former mg rover car plant), home to the largest Marks and Spencers in the midlands.



Details:

Lounge Diner 14'4" x 13'10" (4.37m x 4.22m)

Kitchen 9'8" x 7'1" (2.95m x 2.16m)

WC 5' x 2'10" (1.52m x 0.86m)

Stairs to first floor landing

Bedroom Two 13'2" x 7'5" (4.01m x 2.26m)

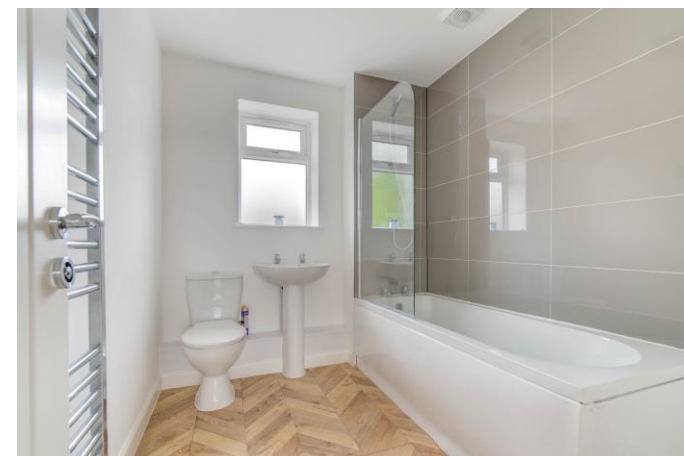
Bedroom Three 10'6" x 7'5" (3.2m x 2.26m)

Study 4'10" x 6'9" (1.47m x 2.06m)

Bathroom 8'7" x 6'8" (2.62m x 2.03m)

Stairs To Second Floor

Master Bedroom 14'5" x 11'10" (4.4m x 3.6m)



EPC Rating: C

Council Tax Band: NA (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?

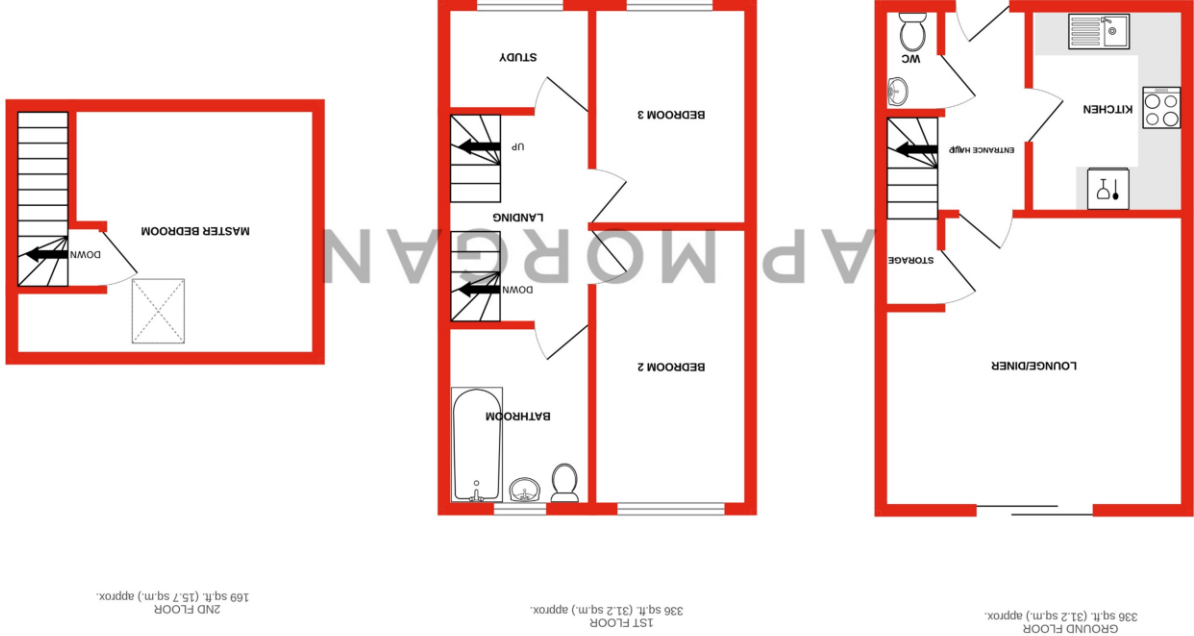
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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