

**AP MORGAN**



**Woodham Close, Rubery**  
Asking Price £210,000



**Features:**

- Three double bedrooms
- Spacious lounge/diner
- Kitchen
- Large conservatory
- Garage
- Generous rear garden
- Off-street parking

**Description:**

**\*OFFERED WITH NO ONWARD CHAIN\*** This three-bedroom semi-detached house presents a fantastic investment opportunity, highlighting a spacious lounge/diner, a kitchen, large conservatory, three double bedrooms, a family bathroom, garage, generous rear garden and off-street parking.

Approaching the property there is a brick paved drive allowing for parking multiple vehicles, there is access to the front porch, front access to the garage and rear garden access through a side gate.

Entering to the porch there is immediate access to the spacious lounge/diner. This room gives ample space for multiple suites and a large dining table and chairs while also presenting a fireplace and access to the kitchen and rear conservatory which aids to illuminate the room. The kitchen is comfortably sized with an integral sink and space/plumbing for freestanding appliances alongside integral storage cupboards and access to the rear garden. The ground floor is completed by a large conservatory giving panoramic views of the rear garden and space for freestanding furniture. There is also the front accessed garage which is perfect for storage.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect, Bedroom two is also a double looking to the rear with an integral storage cupboard and Bedroom three is the final double also looking to the front. The bathroom presents a washbasin, WC and bath/shower.





The rear garden opens to a large brick paved patio giving plenty of space for outdoor furniture/storage, this continues to a grass laid lawn with wooden panel fencing completing the versatile garden.

Situated in Rednal, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

#### **Details:**

##### **Porch**

**Lounge/Diner** 24'1" x 10'7" (7.34m x 3.23m)

**Kitchen** 8'6" x 7'6" (2.6m x 2.29m)

**Conservatory** 6'11" x 8'11" (2.1m x 2.72m)

**Garage** 8'10" x 6'8" (2.7m x 2.03m)

##### **Landing**

**Bedroom One** 13'6" x 10'2" (4.11m x 3.1m)

**Bedroom Two** 10'3" x 10'2" (3.12m x 3.1m)

**Bedroom Three** 8'7" x 8'2" (2.62m x 2.5m)

**Bathroom** 8'6" x 5'6" (2.6m x 1.68m)

**EPC Rating:** To be confirmed

**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.



## How can we help you?

### Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

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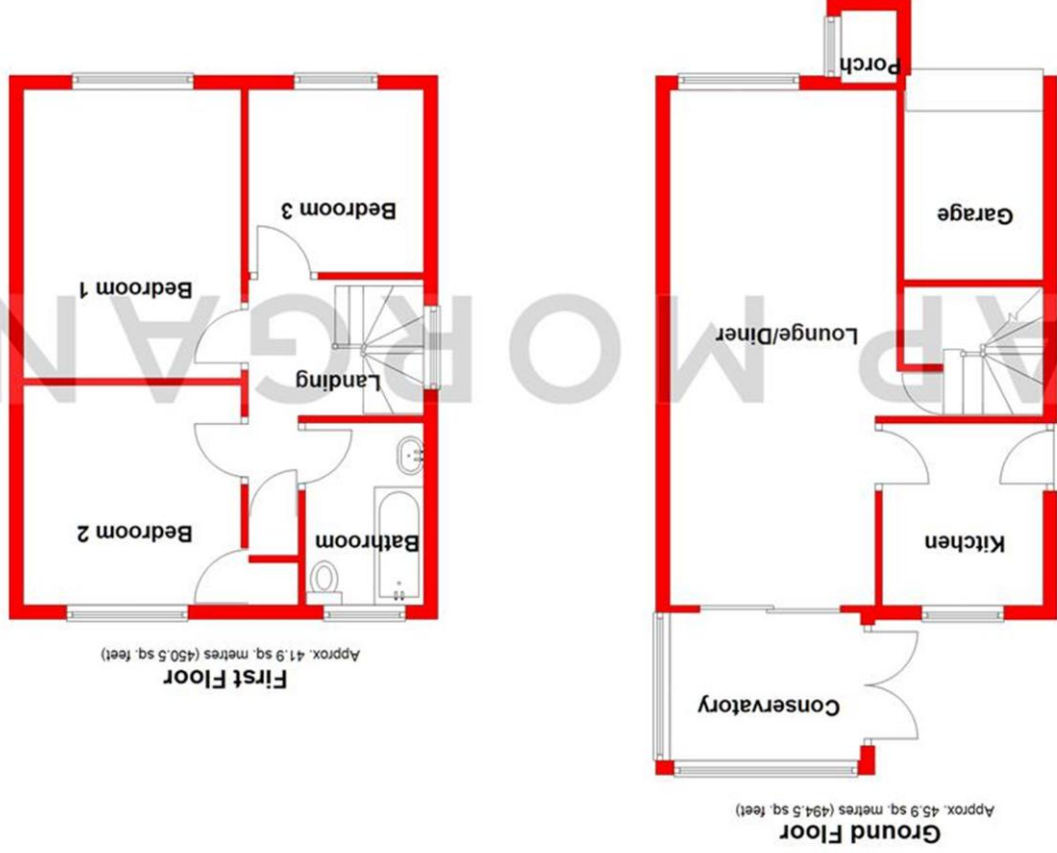
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Plan produced using PlanUp.

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