

**AP MORGAN**



**Norfolk Road, Rubery**  
Asking Price £180,000



**Features:**

- Two double & one single bedrooms
- Generous kitchen / diner
- Spacious lounge
- Large grass laid garden
- Garage
- Off street parking

**Description:**

This three bedroom, semi-detached house presents a spacious lounge, a generous kitchen/diner, a large rear garden, a garage, off-street parking and plenty of storage space.

Approaching the property, there is a concrete drive running along the side of the property giving front access to the garage while allowing space for parking multiple cars. The front door is accessed via steps leading to a raised front garden.

Entering the property to a porch which leads immediately to the hall; there are multiple integral cupboards. The spacious lounge presents a half bay window and space for multiple suites. The generous kitchen/diner offers plenty of counter space, with an integral sink, gas hob and electric oven. There are two storage cupboards and an area for a dining table and chairs. The rear garden is also accessed from the dining room through a patio door.

Ascending to the first floor, the landing presents Bedroom One, a spacious double with integral storage, Bedroom Two is also a double looking to the rear aspect, Bedroom Three is a single bedroom with an integral storage cupboard. The shower room presents a walk in shower and washbasin, there is also a separate WC also accessed from the landing.

The rear garden opens to a paved patio area giving space for outdoor furniture, while continuing to a grass laid lawn which leads to a secondary patio. The garage can also be accessed from the rear. The garden is bordered by wooden panel fencing.

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 are also nearby as well as the M42, allowing access to major road networks.





**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire.**

**Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

**Details:**

**Porch**

**Hall**

**Lounge 11'9" x 11'4" (3.58m x 3.45m) Both Max**

**Kitchen/Diner 11'4" x 17'6" (3.45m x 5.33m) Both Max**

**Garage 17'5" x 9' (5.3m x 2.74m) Both Max**

**Landing**

**Bedroom One 14'7" x 9'4" (4.45m x 2.84m) Both Max**

**Bedroom Two 8'8" x 9'1" (2.64m x 2.77m) Both Max**

**Bedroom Three 8'7" x 8' (2.62m x 2.44m) Both Max**

**Shower Room 5'7" x 5'3" (1.7m x 1.6m)**

**WC 5'7" x 2'6" (1.7m x 0.76m)**

**EPC Rating:** To be confirmed

**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?

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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?

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