

AP MORGAN



Devon Road, Rubery
Offers in excess of £190,000

Features:

- Two double & one single bedrooms
- Spacious living room
- Kitchen/diner
- Grass-laid garden
- Off-street parking

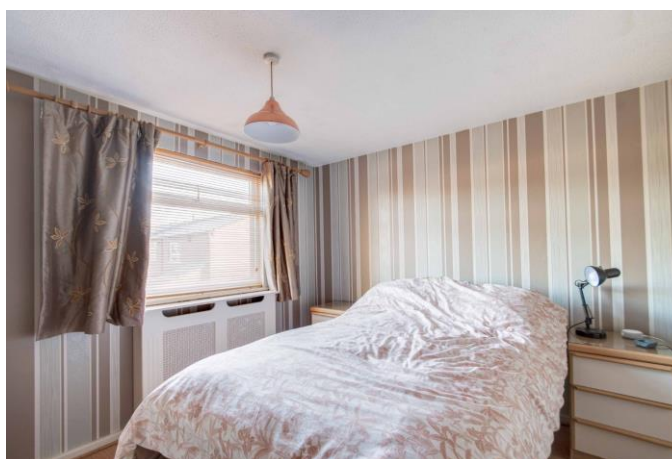
Description:

This well-presented, three-bedroom, semi-detached house presents a spacious lounge, large kitchen/dining room, bathroom, off-street parking & plenty of storage.

The ground floor presents a porch with integral storage for outdoor clothing and footwear. The living room is spacious, allowing for multiple suites and a coffee table with plenty of room for freestanding furniture. The kitchen/diner has plenty of counter space, with an integral sink as well as space/plumbing for freestanding appliances. The kitchen also hosts integral under-stair storage and a large dining table and chairs. There is access to the rear garden through a sliding door.

The first floor leads to a landing with integral storage cupboards and access to Bedroom one, a large double with space for freestanding storage with views to the front of the property. Bedroom two is also a large double, Bedroom three is a comfortable single. The family bathroom has a washbasin, WC, and bath/shower.

Situated in Rubery, 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.



Details:

Porch

Hall

Living Room 14'11" x 11'3" (4.55m x 3.43m)

Kitchen / Diner 11'5" x 17'6" (3.48m x 5.33m) Both Max

WC 5'6" x 2'5" (1.68m x 0.74m)

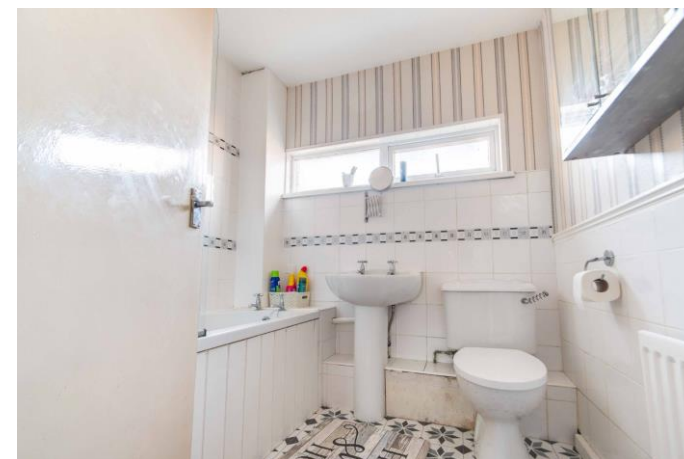
Landing

Bedroom One 13'8" x 10'7" (4.17m x 3.23m) Both Max

Bedroom Two 12'7" x 10'7" (3.84m x 3.23m) Both Max

Bedroom Three 8'8" x 8'6" (2.64m x 2.6m)

Bathroom 6'3" x 6'7" (1.9m x 2m)



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?

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?

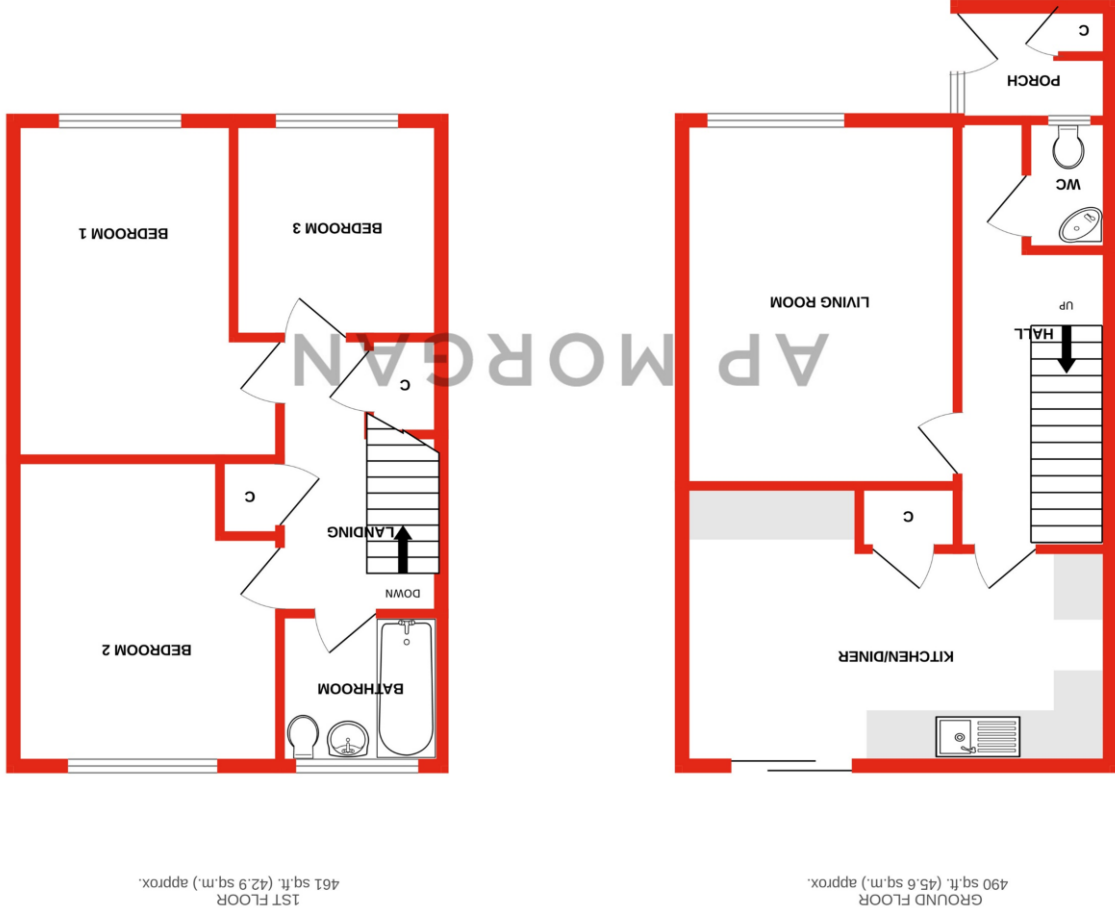
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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