

A photograph of the rear garden of a two-story red brick house. The garden features a green lawn, a large dark green conical tree, and a smaller yellow-green conical tree. There are several windows with white frames and three satellite dishes mounted on the brick wall. A white door is visible in the center of the house. The sky is clear and blue.

AP MORGAN

Fabian Close, Rubery
Offers in excess of £210,000

Features:

- Three double bedrooms
- Generous living room
- Spacious kitchen/diner
- Plenty of storage
- Low-maintenance Garden
- Off street parking bay

Description:

This well-presented, three-double-bedroom, end of terrace house presents a generous living room, spacious kitchen/diner, plenty of storage, low-maintenance garden and off-street parking.

Approaching the property, there is a parking bay with a path leading to the front door bordered by a grass laid lawn and plant beds. There is also access to the rear garden through a side gate.

Entering the property to the porch with integral storage cupboards, it immediately opens to the hall, leading to the spacious kitchen/diner, there is an integral sink, a five ring gas burner and electric oven as well as space/plumbing for freestanding appliances. There is garden access through a patio door. The generous living room presents space for multiple suites, an electric fireplace and views to the rear and front gardens. The ground floor finishes with several storage cupboards.

Ascending to the first floor, the landing presents Bedroom One, a generous double looking to the rear aspect, Bedroom Two is also a spacious double looking to the rear, Bedroom Three is the final double of the property. The family bathroom offers a bath/shower, washbasin and WC.

The garden opens to a paved, covered patio area perfect for outdoor furniture. Continuing to gravel, this is a low maintenance garden perfect for outdoor activities. This is bordered by wooden panel fencing with a side gate for access to the alley leading to the front of the property.



Situated in Rubery, the property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Porch

Hallway

Living Room 17'5" x 10'8" (5.3m x 3.25m) Both Max

Kitchen/Diner 11'4" x 15'5" (3.45m x 4.7m) Both Max

Landing

Bedroom One 17'7" x 8' (5.36m x 2.44m)

Bedroom Two 11'6" x 11'5" (3.5m x 3.48m)

Bedroom Three 11'3" x 6'9" (3.43m x 2.06m)

Bathroom 5'10" x 6'7" (1.78m 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.



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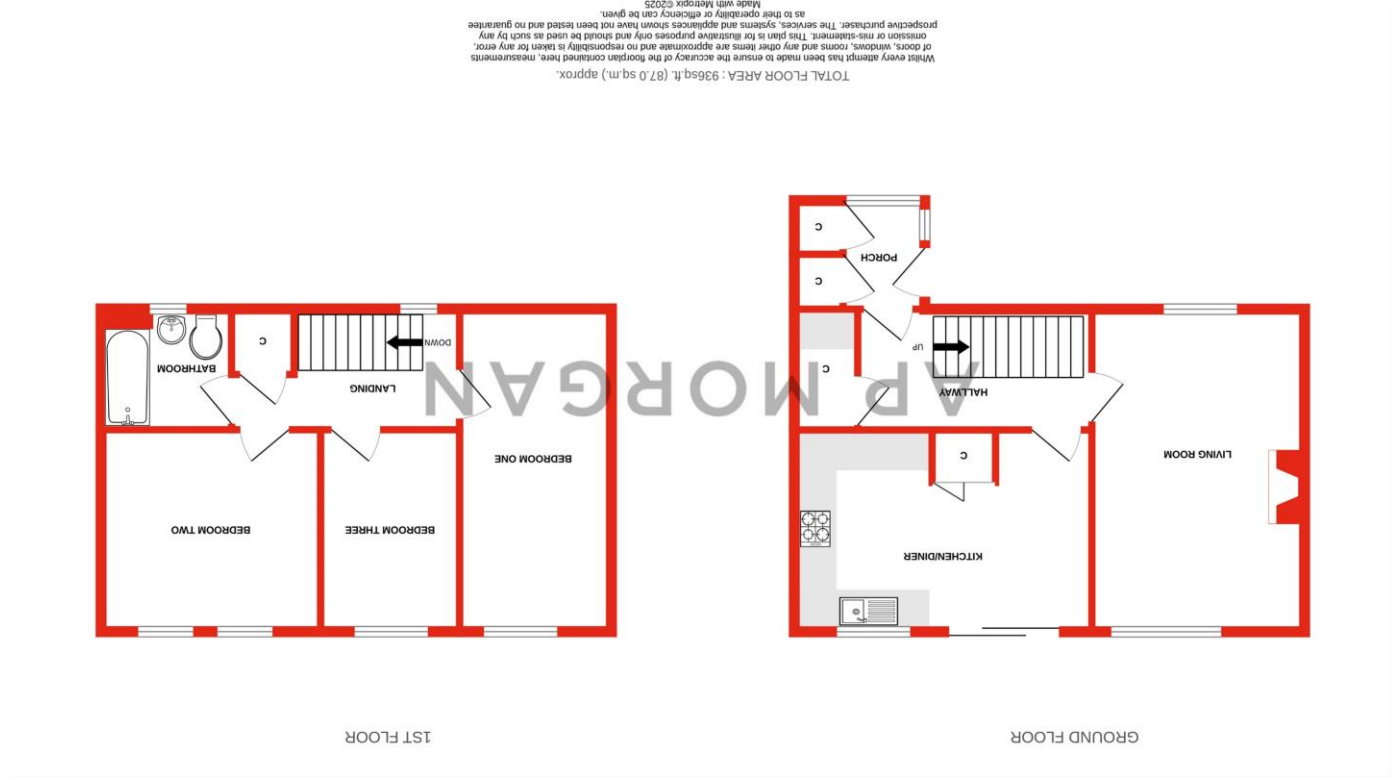
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