

**AP MORGAN**



**Gannow Walk, Rubery**  
Offers in excess of £240,000



**Features:**

- Two double & one single bedrooms
- Family bathroom
- Spacious lounge/kitchen/diner
- Conservatory
- Vast rear, paved garden
- Off street parking to the rear

**Description:**

This three-bedroom, semi-detached house presents a spacious lounge/kitchen/diner, conservatory, Two double & one single bedrooms, a family bathroom, off street parking.

Approaching the property from the rear access road, there is a double gate to the garden with a paved section acting as a drive, suitable for off street parking of multiple vehicles.

Entering the property to the hall, there is immediate access to the spacious lounge/kitchen/diner presenting space for multiple suites, a fireplace and bay window. The kitchen gives plenty of counter space and features an integral gas hob, electric oven, dishwasher, sink and breakfast island; there is extra space/plumbing for freestanding appliances. The dining area gives room for a dining table and chairs. The large conservatory gives access to the rear garden through French doors and offers space for a dining table and chairs.

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

The garden opens to a paved, patio area perfect for outdoor furniture, leading to a swathe of grass bordered by a wooden fence. This is a versatile space perfect for entertaining with the continuous paving acting as a drive for off street parking to the rear of the property. The garden is bordered by wooden panel fencing and hedges.



Situated in Rednal, 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**

**Hall**

**Lounge/Kitchen/Diner** 22'10" x 19'10" (6.96m x 6.05m) Both Max

**Conservatory** 9'3" x 16'9" (2.82m x 5.1m) Both Max

**Landing**

**Bedroom One** 13'9" x 12'6" (4.2m x 3.8m) Both Max

**Bedroom Two** 11'1" x 12'6" (3.38m x 3.8m) Both Max

**Bedroom Three** 8'11" x 6'10" (2.72m x 2.08m) Both Max

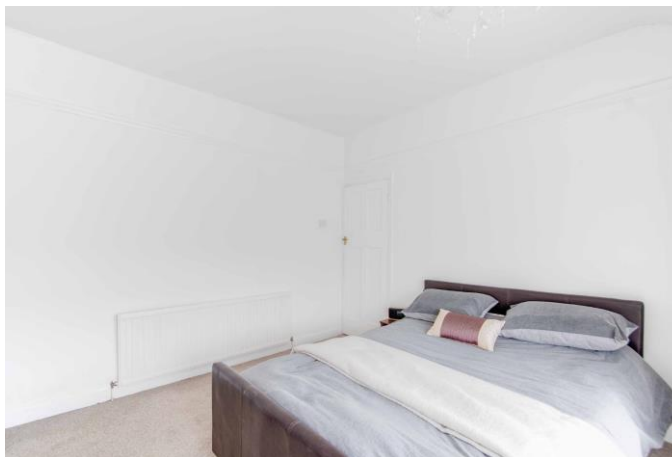
**Bathroom**

**EPC Rating:** E

**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?

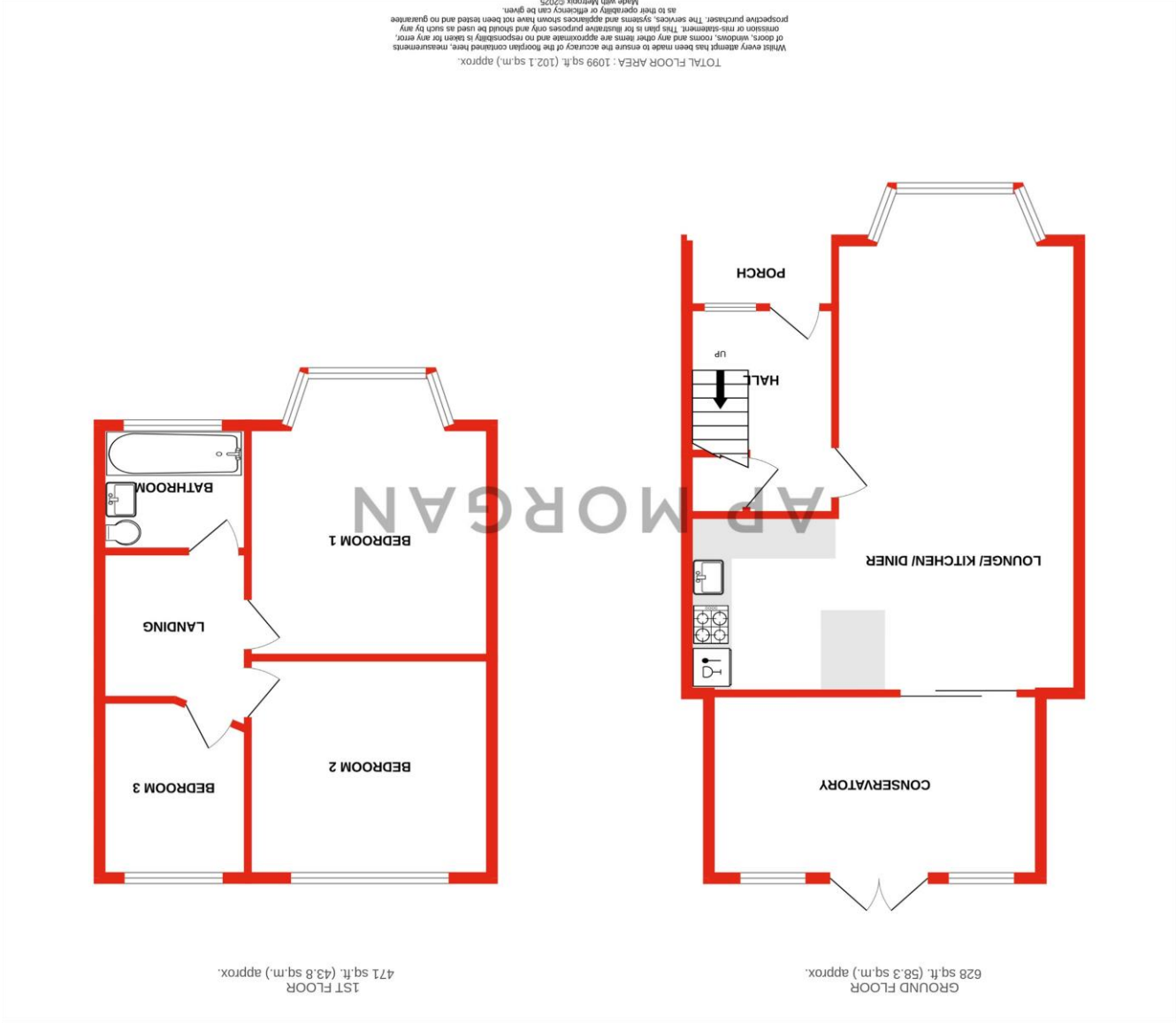
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