



AP MORGAN

Brock Close, Rubery
Offers Over £375,000

Features:

- Three double & one single bedrooms
- Generous living room
- Spacious fitted kitchen/diner
- Ground floor WC
- Multiple ensuite shower rooms
- Plenty of storage
- Versatile rear garden
- Off street parking

Description:

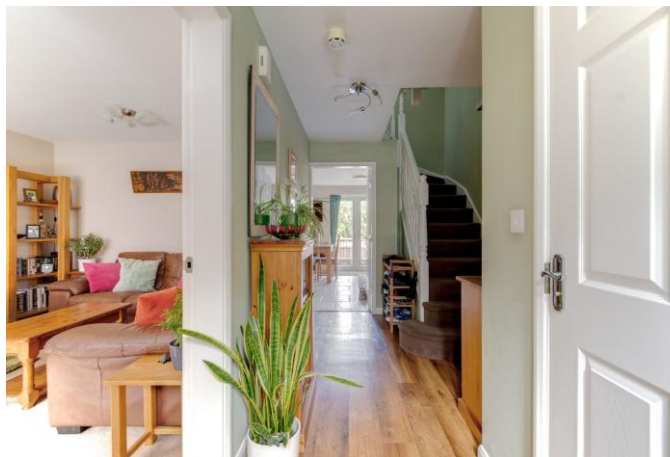
This beautifully presented four-bedroom, link-detached house presents, a generous living room, a spacious fitted kitchen/diner, a ground floor WC, three double and one single bedrooms, multiple ensuite shower rooms, off street parking and a large and versatile garden.

Approaching the property, there is a concrete drive with space for a single vehicle. This allows front access to the garage. There is also a paved, fenced walkway to the front door.

Entering the property to the hall, this leads immediately to the generous living room which gives space for multiple suites while also presenting an electric fireplace and is illuminated by a front facing bay window. The spacious kitchen/diner is fitted presenting ample counterspace with an integral induction hob, electric oven, dishwasher and sink alongside space for freestanding appliances and a large dining table and chairs. There is also rear access to the garden through a pair of French doors. The ground floor continues to present a WC and plenty of storage space from large cupboards.

Ascending to the first floor, the landing presents Bedroom Two, a spacious double with an ensuite shower room and integral storage. Bedroom Three is also a large double with integral storage looking to the rear aspect, Bedroom Four is the single of the property with looks to the front aspect. The family bathroom is modern, presenting a washbasin, WC and bath/shower. The landing also presents a large airing cupboard.

Ascending further to the room in the roof there is a comfortable landing space which presents Bedroom One, a spacious double, also with an ensuite shower room. This is bright, illuminated by sky lighting and features plenty of integral storage.



The rear garden opens to a raised, paved patio area with space for outdoor furniture which continues down paved steps to the grass laid lawn, there is ample room for outdoor activities. The garden is bordered by wooden fencing and allows rear access to the garage.

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 like the nearby train station are also easily accessed with the M42, allowing access to major road networks.

Details:

Hall

Living Room 15'11" x 10'5" (4.85m x 3.18m) Both Max

Kitchen/Diner 12'2" x 18'7" (3.7m x 5.66m) Both Max

WC 5'6" x 2'10" (1.68m x 0.86m)

Landing

Bedroom Two 12'9" x 10'11" (3.89m x 3.33m) Both Max

Ensuite Shower Room 4'8" x 7'4" (1.42m x 2.24m) Both Max

Bedroom Three 12'3" x 11'2" (3.73m x 3.4m) Both Max

Bedroom Four 9'2" x 7'1" (2.8m x 2.16m)

Bathroom 5'10" x 7'2" (1.78m x 2.18m)

Landing

Bedroom One 19'3" x 11'4" (5.87m x 3.45m) Both Max

Ensuite Shower Room 10'1" x 8' (3.07m x 2.44m) Both Max

EPC Rating: C

Council Tax Band: E (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?

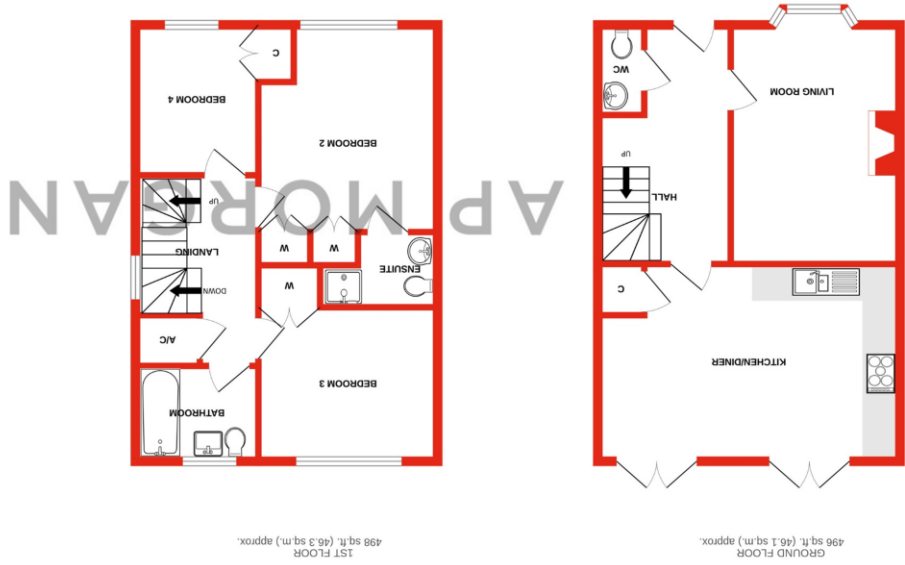
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

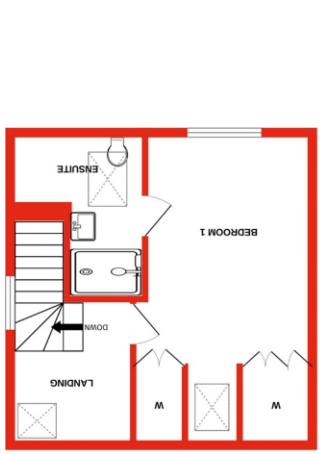
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

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GROUND FLOOR (66.1 sq.m.) approx.



2ND FLOOR (35.0 sq.m.) approx.

TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.
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