

AP MORGAN



Hillview Road, Rubery

Offers in the region of £220,000

Features:

- GREAT Opportunity to add value
- No Onward Chain
- Sought After Location
- Three Bedroom End of Terrace Home
- Spacious Off-Road Parking
- Multi-Purpose Attached Garage
- Good School Catchments
- Excellent Public Transport Links

Description:

Situated in a popular location within Rubery, this well-presented three-bedroom end of terraced home offers comfortable living accommodation ideal for first-time buyers, families, or downsizers alike. The property is approached via a spacious private driveway providing ample off-road parking and access to the attached garage.

Approach

A neat porch welcomes you into the entrance hall, setting the tone for this well-maintained home. From here, a door leads through to a bright and inviting living room featuring a front aspect window that allows plenty of natural light.

Ground Floor

The living room flows seamlessly into a modern kitchen/diner located to the rear of the property. This space is fitted with a range of wall and base units, work surfaces, and integrated cooking appliances, with ample room for a dining table — perfect for family meals and entertaining. Double doors open out to the rear garden, enhancing the indoor-outdoor feel of the space. The ground floor also benefits from access to the garage, offering convenient additional storage or potential for conversion (subject to permissions).

First Floor

Upstairs, the property features three well-proportioned bedrooms, all accessible from the central landing. The family bathroom is fitted with a modern suite including a bath with shower over, wash basin, and WC, offering both practicality and comfort.



Outside

To the rear, there is an easily maintained garden featuring a combination of patio and artificial lawn areas — ideal for outdoor dining and relaxation with minimal upkeep.

Location

The property is ideally positioned close to Rubery's range of local shops, supermarkets, cafés, and restaurants. Excellent transport links are nearby, including access to major routes such as the M5, M42, and nearby public transport connections, making it a convenient location for commuters.

Details:

Porch

Living Room 13'1" x 12' (4m x 3.66m) Both Max

Kitchen/Diner 18' x 9'9" (5.49m x 2.97m) Both Max

Integral Garage 17'3" x 12'10" (5.26m x 3.9m) Both Max

Bedroom 1 13'5" x 9'1" (4.1m x 2.77m)

Bedroom 2 9'11" x 9'1" (3.02m x 2.77m)

Bedroom 3 8'10" x 6'7" (2.7m x 2m)

Bathroom 5'8" x 5'3" (1.73m x 1.6m) Both max

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 Wisser 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.wissermortgageadvice.co.uk

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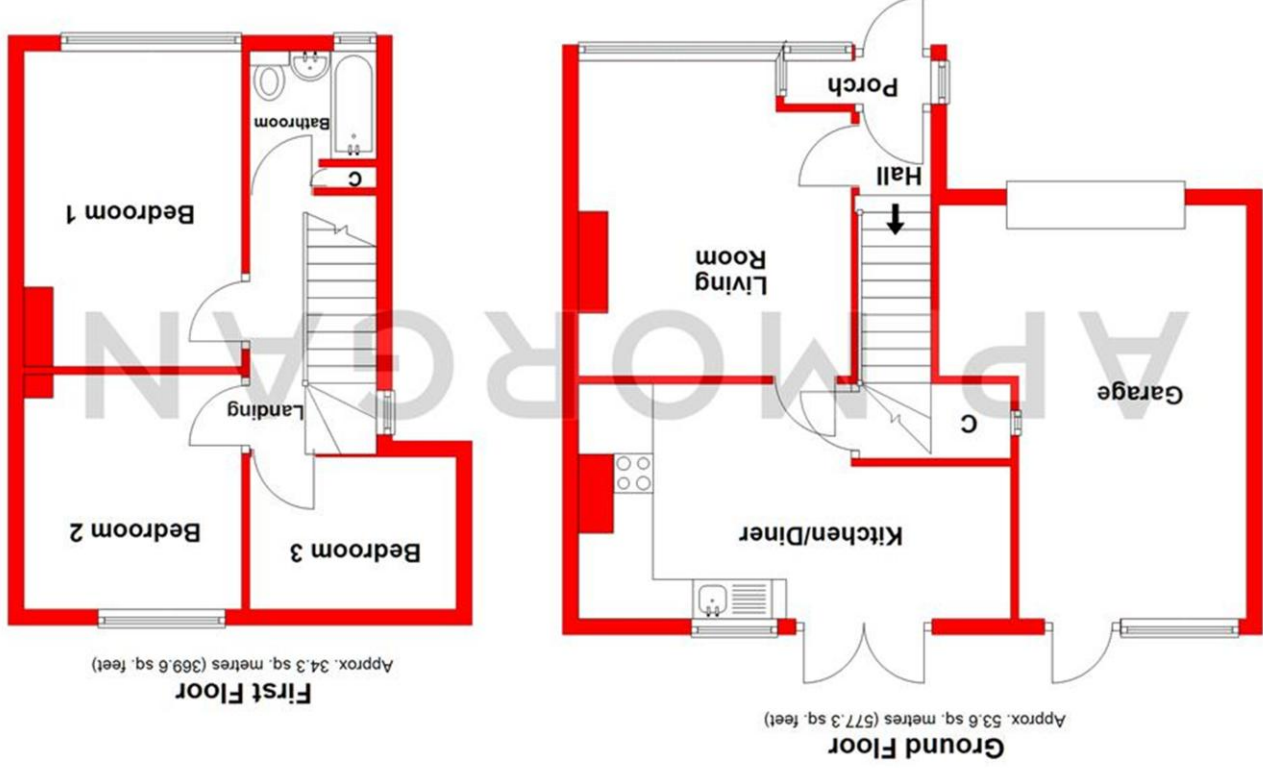
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