

AP MORGAN



Eachway, Rubery

Offers in the region of £450,000

Features:

- Three double & one single bedrooms
- Spacious lounge/diner
- Large, fitted kitchen
- Ensuite Bathroom
- Ground floor WC
- Shower room
- Generous utility
- Expansive double garage
- Conservatory
- Off-street parking

Description:

This beautifully presented, four-bedroom, semi-detached house presents an open entrance hall, spacious lounge diner, generous fitted kitchen, three double & one single bedrooms, en-suite bathroom, large conservatory, ground floor WC, spacious utility, vast double garage/workshop, low maintenance rear garden, outdoor bar and off-street parking.

Entering the property through the porch and open hall, there is space for storage/ removing outdoor footwear with additional side access to the double garage/workshop. The spacious lounge/diner is accessed immediately from the hall presenting a front facing bay window, solid fuel burning stove, space for multiple suites and a dining table and chairs with additional access to the rear conservatory. The conservatory is large and gives panoramic views of the rear garden, supporting space for a dining table and chairs, with side access to the paved patio. The fitted kitchen is a generous size presenting ample counter space and an integral double electric oven, sink, dishwasher and breakfast counter with seating. There are also floor to ceiling integral storage cupboards allowing for plenty of storage. The spacious utility is accessed from the kitchen/diner giving additional counterspace and space/plumbing for freestanding appliances. The ground floor WC is also accessed from the utility room. The vast double garage/workshop gives counterspace and a wide-open area for storage, hobbies or for internally storing vehicles.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear aspect with an ensuite bathroom presenting a washbasin, WC and bath/shower. Bedroom Two is also a large double which looks to the front aspect, illuminated by a bay window and offering space for freestanding furniture. Bedroom Three is the third double of the property looking to the rear aspect and Bedroom Four is the single bedroom looking to the front. The family shower room is large presenting a shower, washbasin and WC.



The rear garden is spacious and low maintenance, opening to a paved patio with space for outdoor furniture bordered by an "L" shaped flower bed, this leads to a lower paved patio by steps with a swathe of grass laid lawn encompassed by further paving. The garden is completed by an integral barbecue and an outbuilding currently supporting a bar & home cinema.

The property is well-positioned, a short drive from amenities such as Cofton Park, the Lickey Hills, including schools, shops supermarkets and restaurants with access to local public transport links and a short drive to Longbridge train station.

Details:

Porch

Hall

Lounge/Diner 27'3" x 10'4" (8.3m x 3.15m) Both Max

Kitchen 10'6" x 14'3" (3.2m x 4.34m) Both Max

Utility Room 6'2" x 13'5" (1.88m x 4.1m)

Double Garage 18'5" x 24'5" (5.61m x 7.44m)

WC 5'5" x 2'5" (1.65m x 0.74m)

Conservatory 17'3" x 10'4" (5.26m x 3.15m)

Landing

Bedroom One 20'4" x 11'6" (6.2m x 3.5m) Both Max

Ensuite Bathroom 5'7" x 7'3" (1.7m x 2.2m)

Bedroom Two 14'9" x 10'11" (4.5m x 3.33m) Both Max

Bedroom Three 13'8" x 10'11" (4.17m x 3.33m)

Bedroom Four 6'2" x 11'6" (1.88m x 3.5m)

Shower Room 9'8" x 5'4" (2.95m x 1.63m)

EPC Rating: To be confirmed

Council Tax Band: D (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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