

AP MORGAN



Clent Road, Rubery
Offers in excess of £425,000

Features:

- Four double & one single bedrooms
- Spacious lounge
- Generous fitted kitchen
- Large garden room
- Ample garage
- Family bathroom
- Shower room
- Spacious low maintenance garden
- Powered outbuilding
- Off-street parking
- Well positioned for amenities

Description:

This beautifully presented five-bedroom house in Rubery, Rednal presents a spacious lounge, generous fitted kitchen, a large garden room, an ample garage, family bathroom, shower room, spacious & low maintenance rear garden, powered outbuilding, off-street parking, well positioned for amenities.

Approaching the property there is a brick paved double drive allowing parking for multiple vehicles, with front access to the hall, garage and side access to the rear garden.

Entering the property to the hall, there is space for removing outdoor footwear, the hall hosts stairs that lead to the first-floor landing and access to the lounge. The lounge is spacious presenting space for multiple suites, a log burning stove, underfloor heating and a front facing bay window giving panoramic views of the drive and access to the large rear garden room which present space for seating, additional underfloor heating and panoramic views of the rear garden. The kitchen is modern and fitted with ample counterspace and integral appliances including an induction hob, double electric oven, fridge, freezer, wine chiller, dish washer, washing machine and sink. There is additional egress to the rear garden from the kitchen. The ground floor is completed by a large garage, perfect for storage.

Ascending to the first floor, the landing presents Bedroom Two, a large double looking to the front with panoramic views from the bay window and space for freestanding furniture. Bedroom Three is also a large double looking to the rear currently being used as a home gym. Bedroom Four is a comfortable double looking to the front. Bedroom Five is the single of the property currently used as an office. The family bathroom presents a washbasin, WC and bath/shower. The first floor is completed by an additional shower room which presents a washbasin, WC and shower.



Ascending the stairs to the second-floor landing there are two eaves storage areas, and access to Bedroom One, which is a spacious dormer double bedroom with ample room for freestanding furniture, sky lighting and additional views to the rear aspect.

The rear garden opens to a paved patio giving immediate access to an outdoor wood store, fishpond and shed. This continues to a shallow stepped patio with additional space for outdoor furniture, there is also an artificial lawn with borders of flower beds allowing for a low maintenance and versatile rear garden. The garden is completed by a rear powered outbuilding and borders of wooden panel fencing.

Situated roughly 2.3 miles from Longbridge, this house is positioned close to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

Details:
Hall

Lounge 22'3" x 11'6" (6.78m x 3.5m)

Kitchen 9'1" x 13'3" (2.77m x 4.04m)

Garden Room 9'6" x 9'6" (2.9m x 2.9m)

Garage 12'11" x 7'4" (3.94m x 2.24m)

Landing

Bedroom Two 11'2" x 11'8" (3.4m x 3.56m)

Bedroom Three 10'11" x 11'8" (3.33m x 3.56m)

Bedroom Four 8' x 7' (2.44m x 2.13m)

Bathroom 6'10" x 7'10" (2.08m x 2.4m)

Shower Room 7'3" x 4'9" (2.2m x 1.45m)

Landing

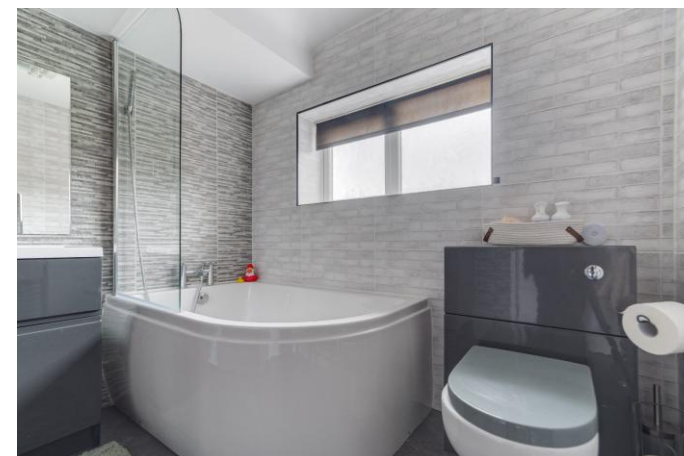
Bedroom One 16'5" x 10'4" (5m x 3.15m)

EPC Rating: To be confirmed

Council Tax Band: C (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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Property to sell?

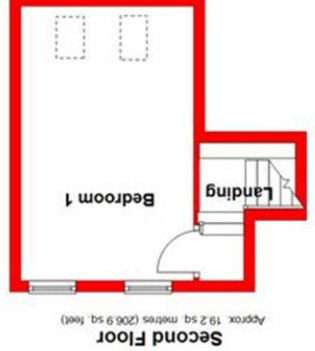
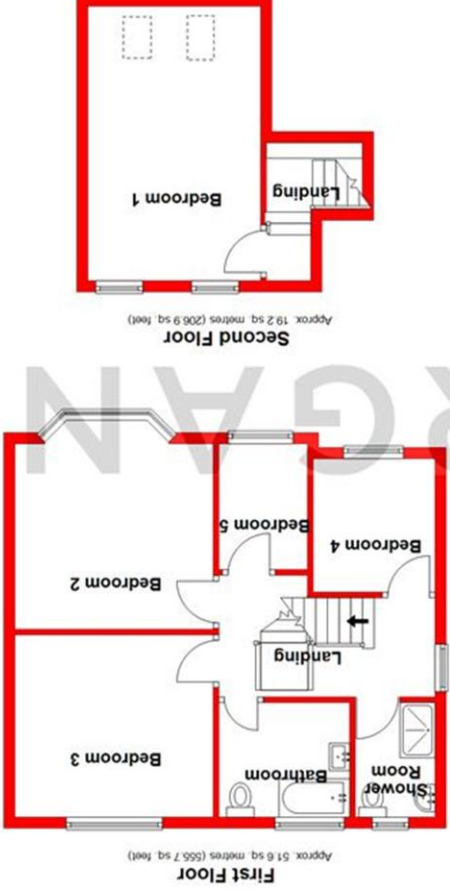
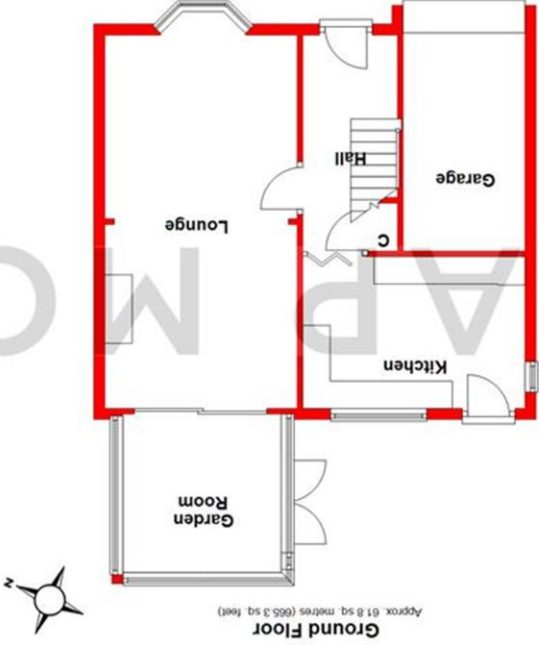
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Total area: approx. 132.7 sq. metres (1427.9 sq. feet)

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Plan produced using Planipr.

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