

**AP MORGAN**



**New Road, Rubery, Birmingham**  
Offers Over £399,950



### Features:

- Spacious detached house
- Four double bedrooms
- Three sitting rooms
- Large kitchen and conservatory
- Bathroom and downstairs W.C
- Large rear garden
- Multi-car driveway
- EPC- TBC

### Description:

This spacious and imposing detached house is situated in a sought-after area at the end of Rubery high street in Birmingham. Perfect for those with large families as the property offers plenty of living space as well as potential for further extension and with local amenities including shops, schools and parks all located nearby.

Upon approach to the property there is a large driveway with space for multiple vehicles as well as a space to the side of the house where a garage originally stood with the door still being used for access into the garden.

Moving inside, the property briefly comprises of a large entrance hall with downstairs W.C as well as an understairs door which leads down into the cellar for additional storage space; spacious lounge with bay window; sitting/dining room with separate utility room; good sized sitting room with an additional entrance door at the front; large kitchen with space for freestanding appliances; bright conservatory providing access into the garden; first floor landing benefiting from built-in wardrobes and storage cupboard and finally a family bathroom with bath and shower mixer.

The rear garden is a very good size comprising of a large lawn and patio area perfect for outdoor furnishings. with the garden being large and flat it provides the perfect opportunity for further extension to the property STPP.

This property is well situated for easy access to Rubery Village for local shops and amenities. Nearby Great Park provides additional shops, bars, restaurants and entertainment, with a bowling alley and cinema. Longbridge and Northfield town centres provide additional shops and amenities within driving distance. 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:**

**Lounge** 15' x 12' (4.57m x 3.66m)

**Sitting Room** 11'10" x 11'6" (3.6m x 3.5m)

**Sitting/Dining Room** 11'11" x 11'10" (3.63m x 3.6m)

**Kitchen** 11'10" x 11'6" (3.6m x 3.5m)

**Conservatory** 11'9" x 11'5" (3.58m x 3.48m)

**Bedroom One** 11'8" x 11'6" (3.56m x 3.5m)

**Bedroom Two** 11'10" x 11'6" (3.6m x 3.5m)

**Bedroom Three** 11'11" x 11'11" (3.63m x 3.63m)

**Bedroom Four** 11'11" x 11'11" (3.63m x 3.63m)

**Bathroom** 5'10" x 5'8" (1.78m x 1.73m)

**W.C** 5'4" x 2'3" (1.63m x 0.69m)

**Cellar** 11'11" x 11'6" (3.63m x 3.5m)

**Hallway**

**Landing**

**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 01527 910 300.



## 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 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://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.

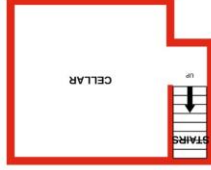
### Need a solicitor?

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.

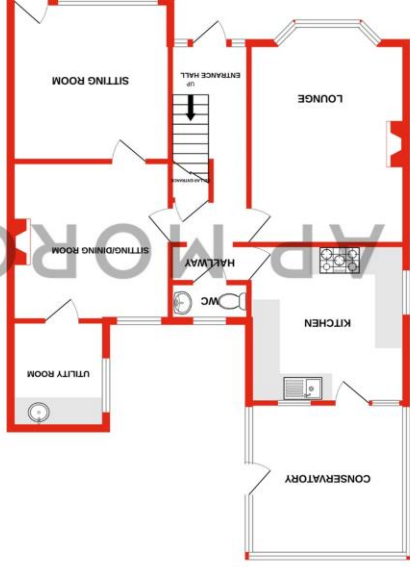
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

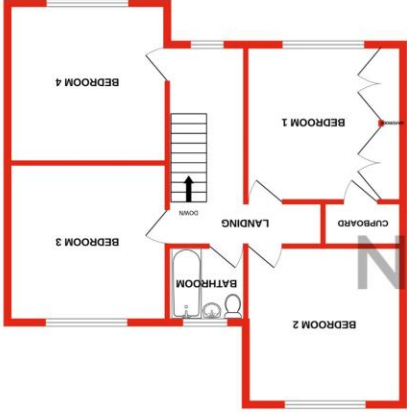
CELLAR  
166 sq. ft. (15.8 sq. m.) approx.



GROUND FLOOR  
909 sq. ft. (84.3 sq. m.) approx.



1ST FLOOR  
729 sq. ft. (67.4 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and other areas are taken here and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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