



Ty Gwyn, 43 Rea Avenue, Rubery, Worcestershire, B45 9SR

£325,000

Allan Morris
estate agents

Ty Gwyn, 43 Rea Avenue, Rubery, Worcestershire, B45 9SR

This freehold semi-detached family home stands in a good sized plot, in a desirable residential area convenient for commuting to Birmingham, the railway station and amenities of Longbridge, the M5 motorway and the facilities of Rubery centre.

The house offers spacious accommodation of approximately 1,100sqft, comprising: a reception hallway; lounge; dining room; study/breakfast room; fitted kitchen; landing; three bedrooms; bathroom; and a separate toilet.

In addition, the property benefits from a double glazed porch, short garage store, drive providing off-road parking for up to three cars, PVC double glazing, gas-fired central heating and a good sized and private rear garden with a lovely south westerly aspect.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- Gas-fired central heating
- 'Worcester' combination boiler, installed 2020
- PVC double glazing
- Floor area of approx 1,100sqft
- Drive for up to 3 cars
- Energy Performance Certificate, band D
- Council Tax Band B (Bromsgrove District Council)
- Private south westerly garden
- Short garage store
- Part boarded loft



INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & light fittings as fitted
- fireplace & electric fire in lounge



DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH** 1.86m x 1.44m (6'1" x 4'9")
- **RECEPTION HALLWAY** 4.07m x 1.88m (13'4" x 6'2")
- **DINING ROOM** 3.64m x 3.36m (12'0" x 11'0")
- **LOUNGE** 6.13m x 2.98m < 3.64m (20'1" x 9'9" < 12'0")
- **STUDY/BREAKFAST ROOM** 2.91m x 2.13m (9'6" x 7'0")
- **FITTED KITCHEN** 4.43m x 2.37m (14'6" x 7'9")

FIRST FLOOR

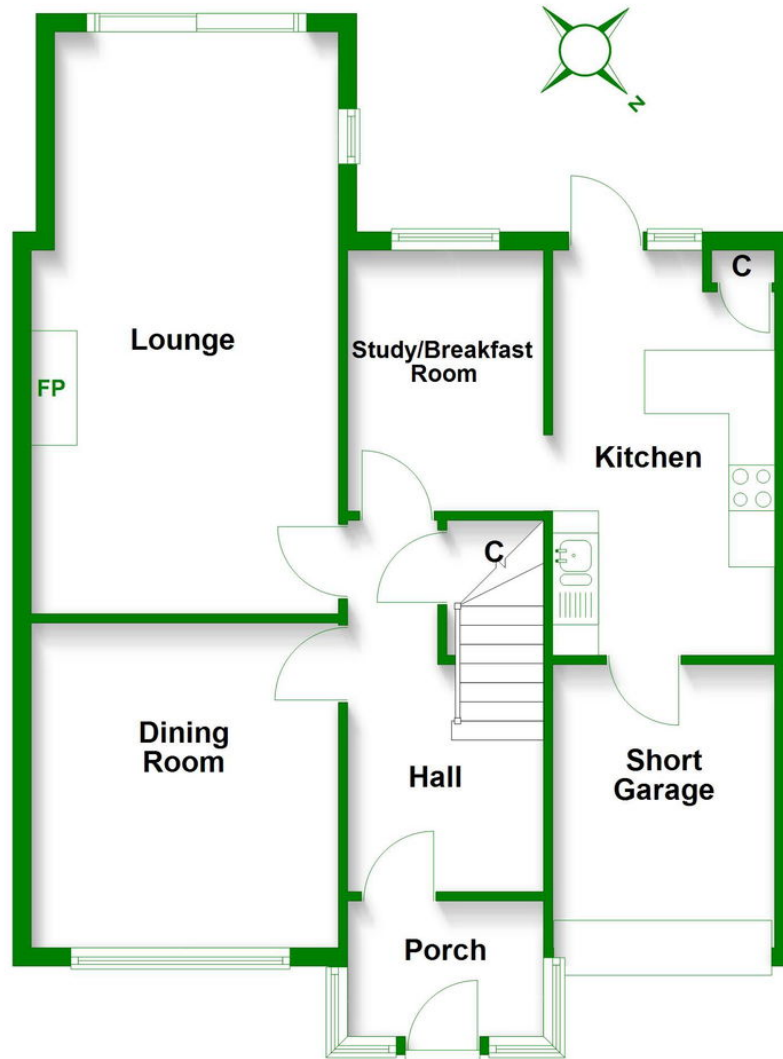
- **LANDING** 2.22m x 1.52m < 2.35m (7'3" x 5'0" < 7'8")
- **BEDROOM ONE** 3.89m x 3.31m (12'9" x 10'10")
- **BEDROOM TWO** 3.33m x 3.31m (10'11" x 10'10")
- **BEDROOM THREE** 3.08m x 2.26m (10'1" x 7'5")
- **BATHROOM** 2.12m x 1.70m (6'11" x 5'7")
- **SEPARATE TOILET** 1.32m x 0.74m (4'4" x 2'5")

OUTSIDE

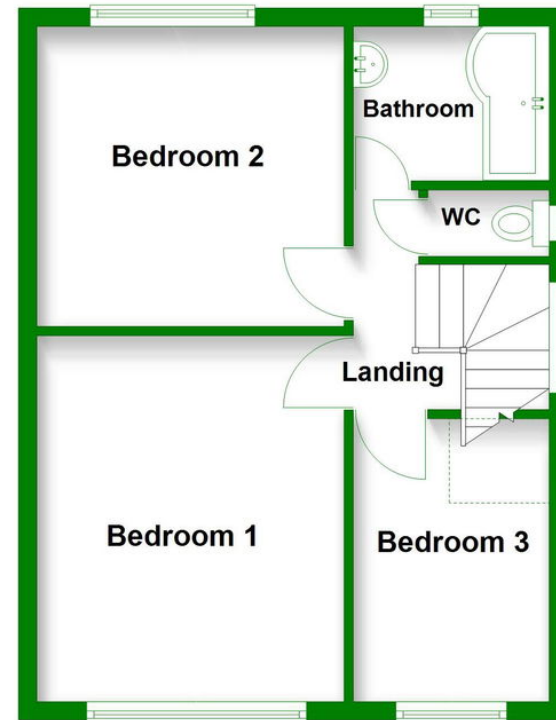
- **SHORT GARAGE STORE** 3.09m x 2.36m (10'2" x 7'9") (Door width 1.97m 6'6")
- **PARKING** The house and garage are approached over a tarmac and gravel drive providing off-road parking for up to three cars.
- **GARDEN** The property benefits from a good sized and private rear garden with a lovely south westerly aspect



Ground Floor



First Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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