



elliot laurence
sales & lettings

Meadowfield Road
Rubery, Birmingham, B45 9BZ

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

offers in the region of £189,950
EPC Rating 'E'



APPROACH

Traditional Semi Detached Property in a much sought after location. The accommodation is set back from the road with driveway for off road parking leading to Garage, garden to side laid mainly to lawn and enclosed porch with obscure glazed sliding door to entrance door into

ENTRANCE HALLWAY

Having stairs to first floor accommodation, central heating radiator, ceiling light point, door to under stairs Guest w.c., and further doors to

GUEST WC

Low level wc, hand wash basin, mirror tiles with shaving light

RECEPTION ROOM ONE

12' 00" x 12' 06" (max into bay) (3.66m x 3.81m) Double glazed bay window to front aspect, gas central heating radiator, ceiling light point

RECEPTION ROOM TWO

11' 11" (max inc chimney breast) x 12' 05" (3.63m x 3.78m) Double glazed window to rear aspect, wall mounted gas fire with back boiler, ceiling light point, gas central heating radiator

EXTENDED KITCHEN

7' 10" (max) x 12' 09" (max) (2.39m x 3.89m) Double glazed window to rear aspect, double glazed door with double glazed side window to rear garden, range of base and wall mounted units with roll top work surface, one and half bowl stainless steel sink with drainer and mixer taps, complimentary tiling to splash prone areas, integrated electric oven and 4 ring gas hob, recess and plumbing for automatic washing machine, gas central heating radiator, two strip lights and door to garage

LANDING

Obscure double glazed window on turn of stair, loft access, ceiling light point and doors to

BEDROOM ONE

10' 11" (max inc units) x 12' 04" (max) (3.33m x 3.76m) Double glazed window to rear elevation, range of built in wardrobes with overhead storage and dresser, gas central heating radiator, ceiling light point

BEDROOM TWO

6' 11" (max) x 7' 09" (max) (2.11m x 2.36m) Double glazed window to front elevation, storage cupboard over stair bulkhead, ceiling light point, gas central heating radiator, ceiling light point

BEDROOM TWO

10' 11" x 11' 00" (max) (3.33m x 3.35m) Double glazed window to front elevation, gas central heating radiator, ceiling light point

BATHROOM

Obscure double glazed window to rear elevation, coloured bathroom suite comprising, bath with electric shower over, pedestal hand wash basin, low level WC, complimentary tiling to all walls, gas central heating radiator, ceiling light point

GARAGE

6' 01" door width x 14' 10" (1.85m x 4.52m) Having wooden double doors, power points and lighting, door to storage cupboard, gas meter

REAR GARDEN

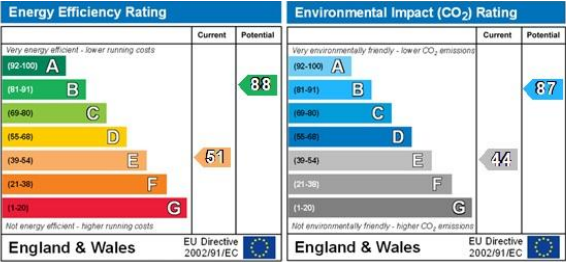
Patio area and pathway leading to a well stocked garden laid mainly to lawn, hedgerow and path lead to an area toward the rear of the garden laid with gravel and an area for, greenhouse, two garden sheds

TENURE -TBA

Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.