



Rubery Lane, Rubery

Offers Around £250,000

- SEMI DETACHED
- THROUGH LIVING DINING ROOM
- SINGLE GARAGE
- LOW MAINTENANCE GARDEN
- THREE BEDROOMS
- FITTED KITCHEN
- OFF ROAD PARKING
- SHOWER ROOM

Situated in Rubery, Rubery Lane is well located for Rubery High Street offering a range of convenience stores and within near distance to the Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.

LIVING DINING ROOM

23'04 x 15 mx (7.11m x 4.57m mx)



An open plan living dining room with access to the kitchen and the first floor. With double aspect window to front and rear elevation. Having an electric fire place with stone effect surround, ceiling light and wall mounted radiators.



KITCHEN

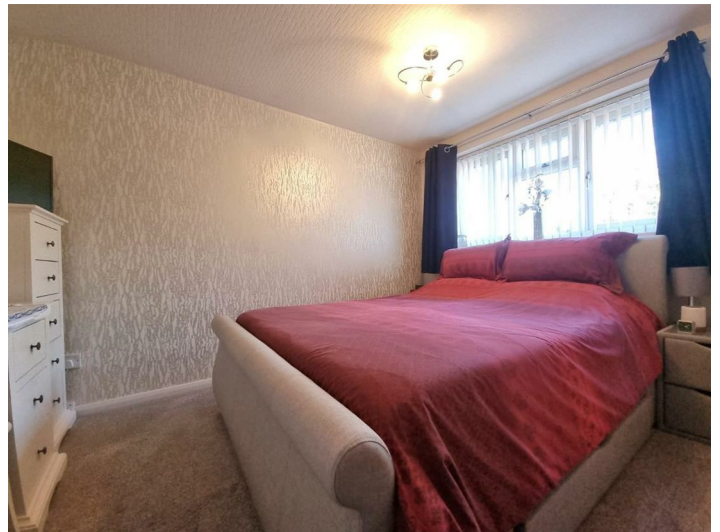
6'10 x 11'01 (2.08m x 3.38m)



A fully fitted kitchen with a range of wall mounted and base units with work surface over. With 1.5 bowl sink with mixer tap, electric oven hob and extractor, space for fridge freezer and dish washer and plumbing for washer/dryer. With a window to rear elevation a door onto the garden, central ceiling light and wall mounted radiator.

BEDROOM ONE

11'11 x 8'03 (3.63m x 2.51m)



A double room with window to rear elevation, ceiling light and wall mounted radiator.

BEDROOM TWO
11'06 x 8'03 (3.51m x 2.51m)



Another double room with window to front elevation, ceiling light and wall mounted radiator.

BEDROOM THREE
6'06 x 9'00 (1.98m x 2.74m)

A single room currently set up as dressing area and home gym. With a window to front elevation, ceiling light and wall mounted radiator. Over stairs storage cupboard.

SHOWER ROOM
5'06 x 6'06 (1.68m x 1.98m)

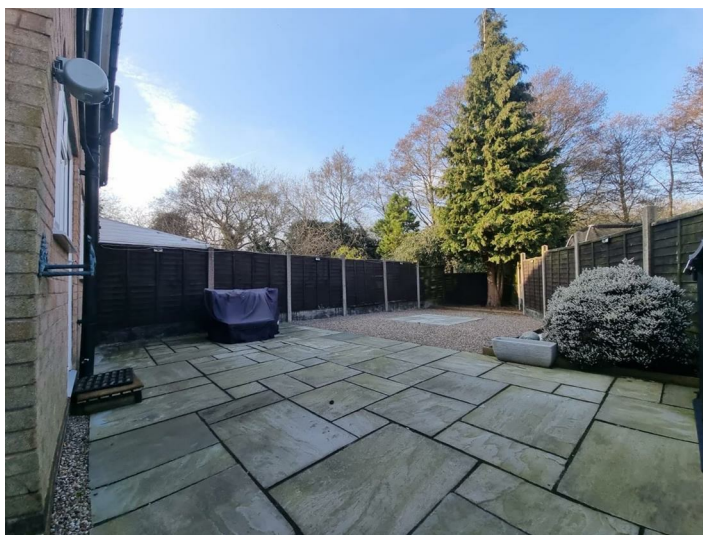


A fitted shower room with walk in thermostatic shower, wash basin with vanity unit and toilet, window to rear elevation, ceiling light and wall mounted radiator.

GARAGE
16'08 x 7'08 (5.08m x 2.34m)

A single garage with up and over door with power and lighting. With rear door leading into the garden.

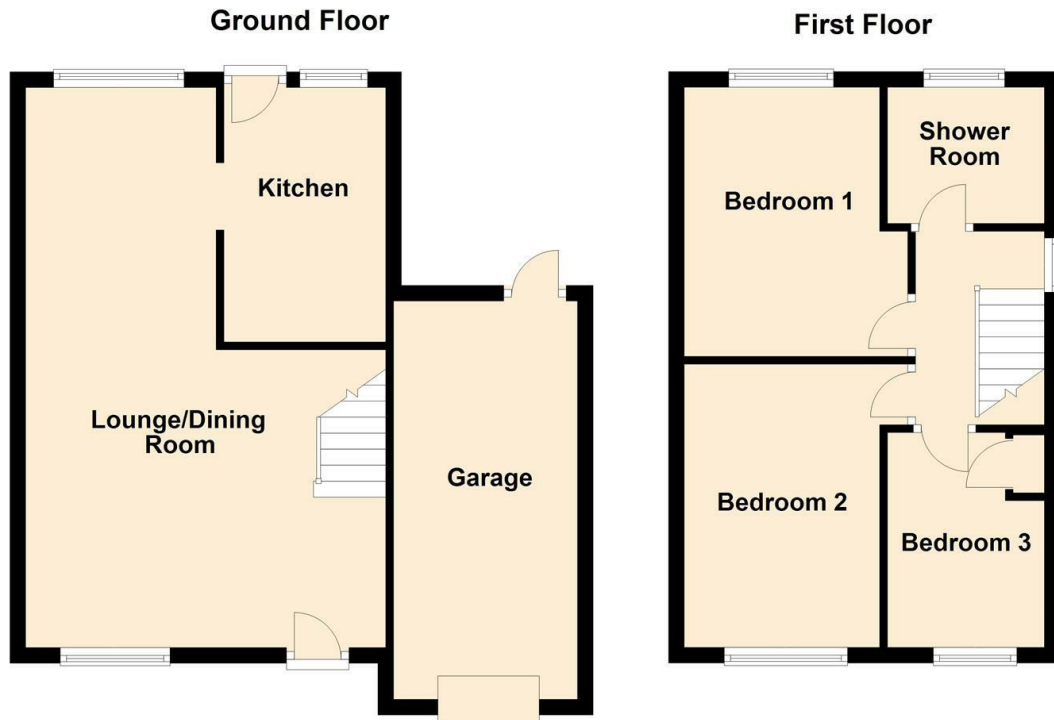
OUTSIDE



To the front of the property we have off road parking for numerous vehicles leading to the single garage. To the rear we have a low maintenance rear garden with Indian sand stone patio and stoned area with panel fencing surrounding.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



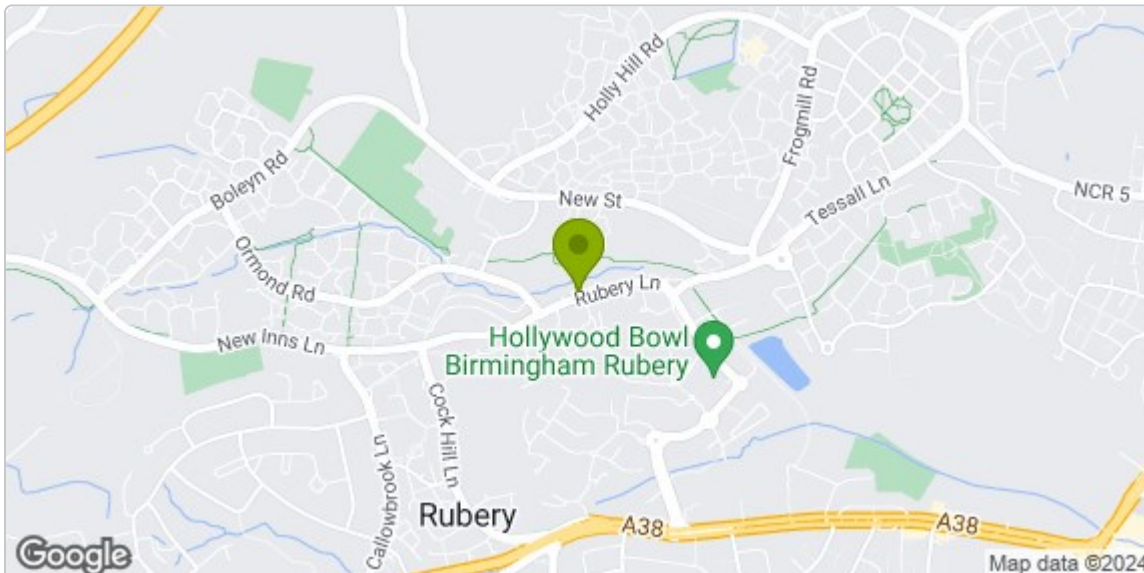
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.
0121 7111712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
94 Rubery Lane Rubery
Birmingham B45 9AY

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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