



## 66 Richmond Road, Rubery, Birmingham, B45 9UN

£220,000

- Three Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Close to Holywell Primary School & Waseley Hills High School
- Lounge With Bay Window
- Good Size Rear Garden
- Freehold
- Kitchen/Diner
- Block Paved Drive
- No Upward Chain

# 66 Richmond Road, Birmingham B45 9UN

A deceptively spacious immaculately presented three double bedroom mid terraced house with lounge, modern kitchen/diner, block paved drive, modern shower room, good size rear garden, situated in Rubery, Birmingham within school catchment for Holywell Primary & Waseley Hills Schools, offered with NO UPWARD CHAIN

EPC RATING: D

COUNCIL TAX BAND: B BROMSGROVE



Council Tax Band: B



#### DESCRIPTION

The property is deceptively spacious, comprising lounge with bay window, modern kitchen/diner having an electric hob, oven, extractor, storage cupboard, door into rear garden.

Stairs to first floor landing, three double bedrooms, modern shower room with wc, hand wash basin, and heated towel rail

#### OUTSIDE

The front of the property has a block paved drive providing off road parking.

The property benefits from having a good size rear garden having a block paved patio area, lawn, outside tap, gate and fenced boundaries.

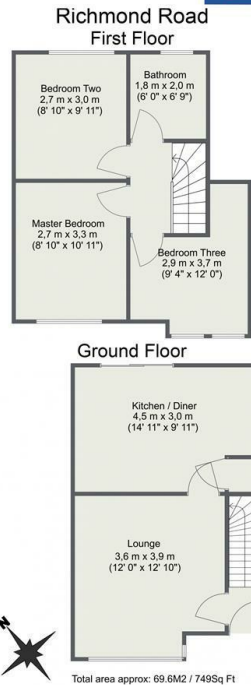
#### LOCATION

Richmond Road is situated in Rubery, Birmingham, within walking distance to Rubery village having shops, doctors, and local amenities.

Rubery Great Park is close by with restaurants, bars, gym and Hollywood Bowl, and Morrisons supermarket. It is within catchment for local schools Holy Well and Waseley Hills High School. The Longbridge retail park is also close by offering further facilities, shops including Marks and Spencers & Sainsburys and is within easy access to local transport and motorway networks.

#### TENURE

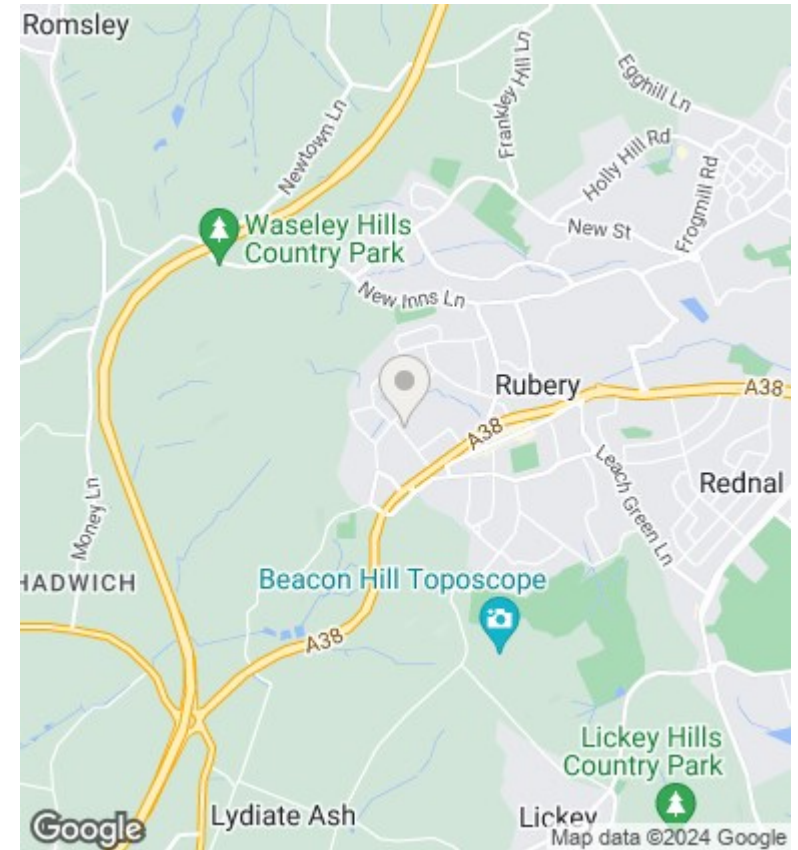
The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plans and images supplied by PropertyPhotography Ltd.

## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	