



72 Waseley Road, Rubery

£280,000

Allan Morris
estate agents

72 Waseley Road, Rubery

'VACANT & NO UPWARD CHAIN'

This freehold semi-detached family home is situated in a desirable residential area, convenient for the facilities of Rubery village centre, the national motorway network, facilities of Birmingham Great Park and commuting to Birmingham.

The house offers potential for modernisation and extension (subject to planning permission), with accommodation of approximately 985sqft, briefly comprising: a reception hallway; lounge & dining room; fitted kitchen; utility room; landing, three bedrooms; bathroom; and a separate toilet.

In addition, the property benefits from a single garage, PVC double glazing, gas-fired central heating, drive with parking for two cars and good sized gardens to both front and rear.





DISCLAIMER

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

KEY POINTS

- Vacant & no upward chain.
- Gas-fired central heating.
- PVC double glazing.
- Freehold tenure.
- Floor area of 985sqft.
- Reception hall, lounge & dining room, fitted kitchen & utility room.
- Three bedrooms, bathroom & separate toilet.
- Single garage & driveway.
- Gardens to front & rear.
- Energy Performance Certificate, band D
- Council Tax Band C (Bromsgrove District Council).



INCLUSIONS

- Carpets & floor coverings as fitted
- Curtains and light fittings as fitted
- Electric cooker in kitchen
- Fridge/freezer in utility
- Fitted wardrobes in bedroom one



DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH** with double glazed front door to:
- **RECEPTION HALLWAY** 4.10m x 1.85m (13'5" x 6'1") with an understairs cloaks cupboard
- **LOUNGE & DINING ROOM** 7.45m x 3.33m < 3.63m (24'5" x 10'11" < 11'11")
- **FITTED KITCHEN** 2.91m X 2.13m (9.6" x 7'0")
- **UTILITY ROOM** 2.62m x 2.48m < 2.93m (8'7" x 8'2" < 9'7")

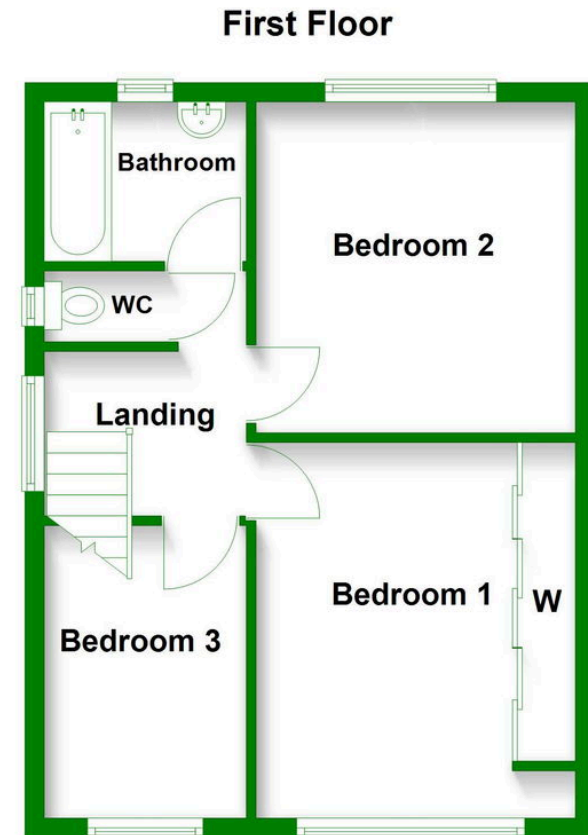
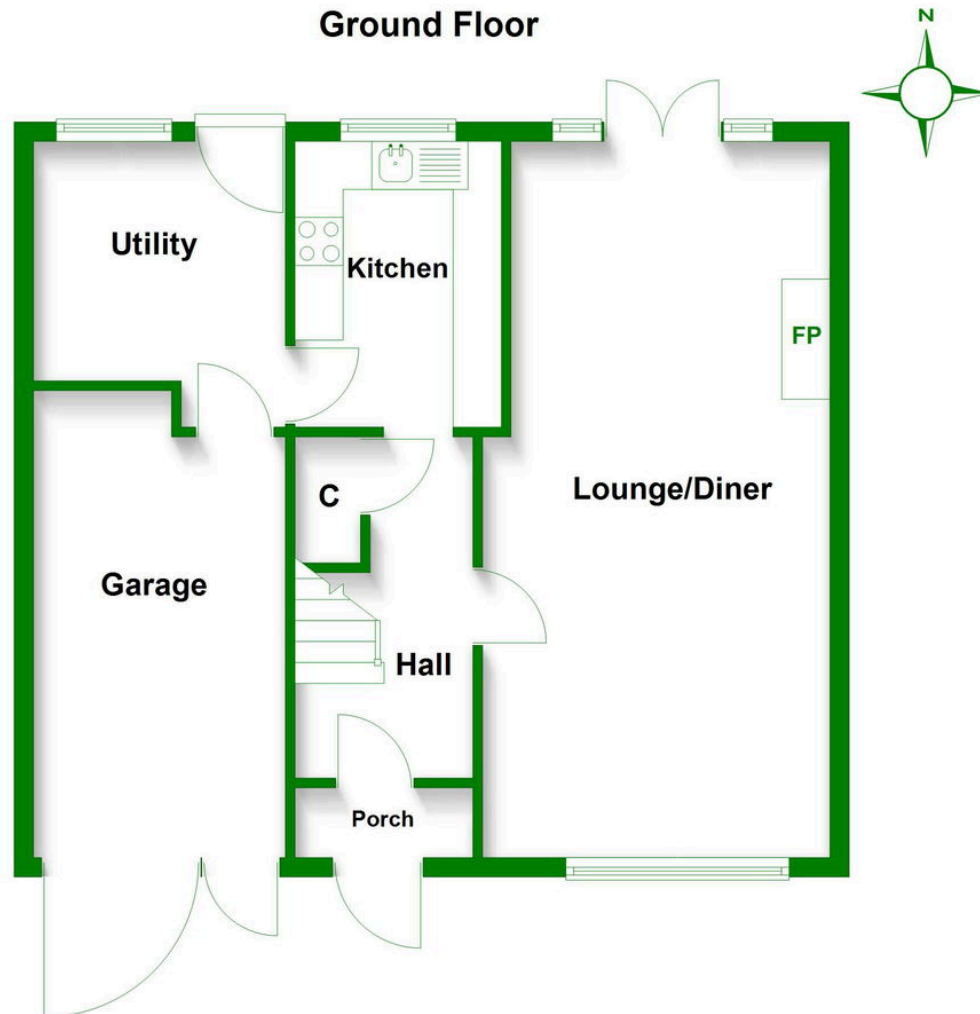
FIRST FLOOR

- **BEDROOM ONE** 3.99m x 3.38m (13'1" x 11'1")
- **BEDROOM TWO** 3.33m x 3.32m (10'11" x 10'11")
- **BEDROOM THREE** 2.25m < 3.02m x 2.14m (7'4" < 9'10" x 7'0")
- **BATHROOM** 2.10m x 1.67m (6'11" x 5'6")
- **SEPARATE TOILET** 1.31m x 0.75m (4'4" x 2'5")

OUTSIDE

- **ATTACHED GARAGE** 4.53m < 4.99m x 2.67m (14'10" < 16'4" x 8'9") (Door width 2.13m 7'0")
- **PARKING** The drive provides off-road parking for two cars.
- **GARDENS** The property benefits from a long garden at the front and a good sized and private garden to rear.





Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.

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