

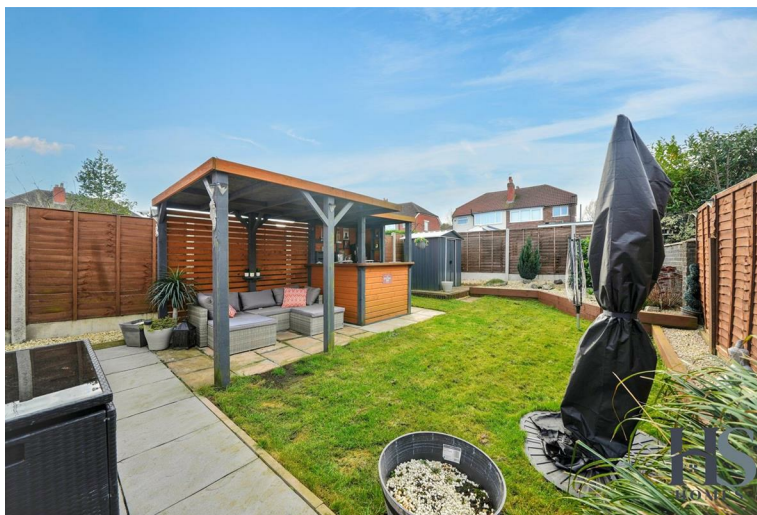


40 Beverley Road

Rubery, B45 9JG

£290,000

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HS Homes welcomes this beautiful three-bedroom semi-detached home in the heart of Rubery, Worcestershire. Positioned within walking distance of Rubery High Street, local amenities, well-regarded schools and excellent transport links by both road and rail, this property also enjoys the unique benefit of being nestled close to the Waseley Hills — perfect for those who love countryside walks right on their doorstep.

Set back from the road with a generous driveway providing parking for two to three vehicles, the property offers both privacy and practicality. Entering via the front porch, you are welcomed into a spacious and light-filled lounge featuring a large front-facing window, allowing plenty of natural light to flood the room.

The lounge is modern in style and benefits from a feature fireplace and surround, creating a warm and inviting focal point. To the rear of the lounge, the home opens into a stylish open-plan kitchen diner.

The kitchen itself offers ample worktop space, a range of fitted cupboards, a n inset storage cupboard and dual-aspect windows to the side, ensuring a bright and airy feel. Stairs to the first floor are also accessed from this space. Flowing seamlessly from the kitchen is a naturally lit dining and seating area with double patio doors leading directly out to the garden, along with an additional window overlooking the rear.

A side door provides access into a fully glazed conservatory, which offers further versatile living space and direct access to both the rear garden and a small courtyard area to the side.

The courtyard leads to a secure side gate, providing convenient access to the front of the property. The rear garden has been thoughtfully designed with entertaining in mind. It features a paved seating area, a well-maintained lawn, and a further paved section to the rear with a shed. A standout feature of this home is the outdoor bar area, complete with wooden bar and L-shaped seating — ideal for hosting family and friends.

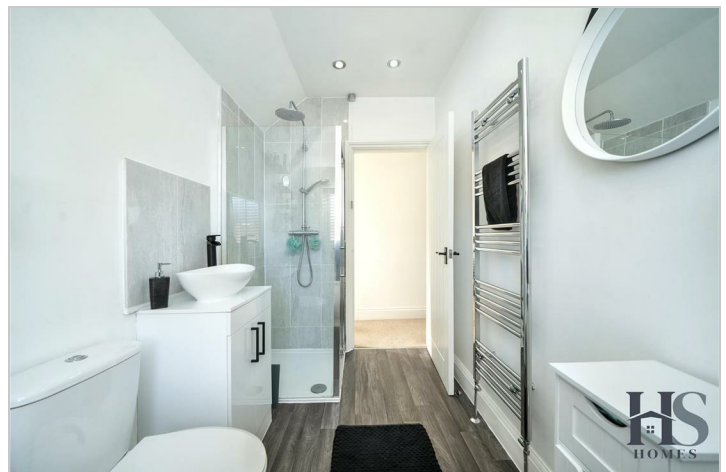
Upstairs, the property offers three well-proportioned bedrooms and the main family bathroom.

The main bedroom is positioned to the rear, benefiting from a large window overlooking the garden. The bathroom includes a bath, a separate shower, WC and wash basin, along with a frosted window for privacy.

Bedroom two is also a generous size with a rear-facing window and useful inset storage cupboard. Bedroom three is located to the front of the property and enjoys plenty of natural light. This home would suit first-time buyers, growing families or commuters alike, offering the perfect balance of village convenience and countryside surroundings.



Tel: 0121 430 4448



Road Map



Hybrid Map



Terrain Map



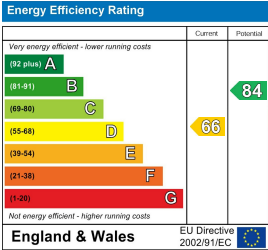
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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