



7 Brock Close, Rubery, Birmingham, B45 9AU

£315,000

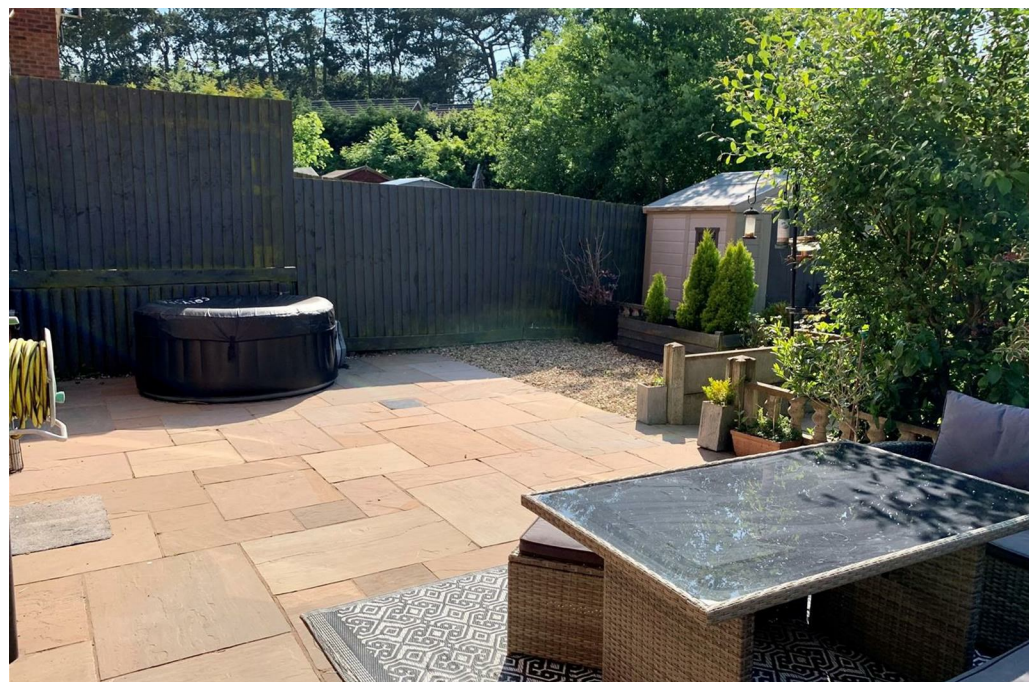
- Four Bedrooms
- Lounge with Juliet Balcony
- Driveway & Garage
- Council Tax Band D
- Modern Kitchen/Diner
- Downstairs WC
- Landscaped Rear Garden
- Separate Utility
- En-suite Shower Room & Family Bathroom
- EPC - Rating C

7 Brock Close, Birmingham B45 9AU

An Immaculately presented three storey four bedroom semi-detached house, offered with a modern kitchen/diner, lounge, en suite to the master bedroom, landscaped rear garden and off road parking with a garage, situated in quiet road in Rubery, Birmingham.



Council Tax Band:



DESCRIPTION

The property in brief comprises on the ground floor, hall, double bedroom three with Built-In wardrobe, bedroom four/study with french doors to rear garden, utility room with door to rear garden, and shower room & WC.

Stairs to first floor landing, with lounge with Juliet balcony, modern kitchen/diner with Integrated dishwasher, new double oven, new four ring gas hob, and extractor.

Stairs to second Floor Landing, master bedroom with built-In wardrobe and modern en suite, double bedroom two and family bathroom

OUTSIDE

The front of the property has off road parking and garage.

The rear garden is landscaped having a good-sized paved patio with access door to the garage and steps down to a garden shed and gravelled sitting area with planted flower beds and fenced boundaries.

LOCATION

Brock Close is a desirable quiet cul-de sac situated off Rubery Lane near to Rubery Great Park which is within walking distance where there is a cinema, restaurants, bars, gym and Hollywood Bowl. Morrison's supermarket is nearby plus the Longbridge development providing further facilities including a Marks and Spencers, Sainsburys & various entertainment facilities including the popular Herberts Yard.

Rubery Village is located to the South of Birmingham providing easy access to all parts of the country via M5, M42 & M6.

DIMENSIONS

Hall

Bedroom Three: 10' 0" x 9' 7" (3.06m x 2.94m)

Bedroom Four: 9' 2" x 9' 11" (2.80m x 3.04m) max

Utility Room: 6' 2" x 6' 5" (1.88m x 1.98m)

Shower Room: 8' 5" x 5' 10" (2.57m x 1.78m) max

Garage: 9' 10" x 17' 5" (3.00m x 5.31m)

Stairs To First Floor Landing

Lounge: 16' 4" x 16' 2" (5.00m x 4.93m) max

Kitchen/Diner: 16' 1" x 10' 0" (4.92m x 3.05m) max

Stairs To Second Floor Landing

Master Bedroom: 16' 2" x 11' 2" (4.94m x 3.41m) max

En Suite: 6' 3" x 6' 2" (1.92m x 1.88m) max

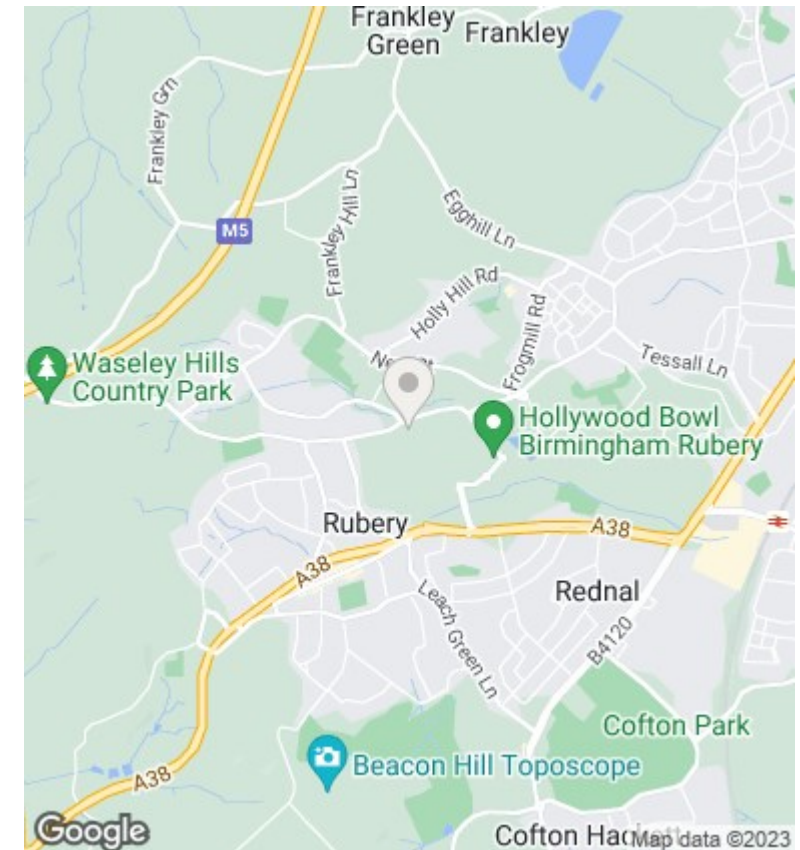
Bedroom Two: 9' 6" x 8' 7" (2.91m x 2.63m) max

Bathroom: 7' 3" x 6' 4" (2.22m x 1.94m)

TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.

Brock Close, Rednal



Directions

Brock Close is positioned in a quiet cul-de-sac off Rubery Lane. The property can be located using the postcode B45 9AU

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		