



4 Waseley Road, Rubery, Birmingham, B45 9TP

£315,000

- Three Bedroom Semi- Detached Property
- Beautifully presented Bathroom with separate shower cubicle
- Rear Garden with patio area
- Viewing Highly Recommended
- Spacious Lounge/Diner with Bi-Folding doors
- Block paved Driveway & Garage
- Gas central Heating, double glazed windows and doors

- Modern fitted Kitchen
- No Upward Chain
- EPC = Awaiting

4 Waseley Road, Birmingham B45 9TP

A spacious and beautifully presented three bedroom semi-detached house, with an open plan lounge and dining room, kitchen, modern family bathroom, pleasant rear garden and driveway with a single garage, situated on a popular Road in Rubery, Birmingham, offered with NO UPWARD CHAIN



Council Tax Band: C



Description

This recently modernised property situated in the sought-after area of Rubery offers: entrance hallway, spacious open plan Lounge/Diner with bi-fold patio doors leading into the rear garden along with feature fireplace surround, modern fitted kitchen with integrated oven, four ring gas hob and extractor fan, door access into the garden. Stairs to the first floor leading to three excellent size bedrooms which these homes are renowned for having, a beautiful bathroom suite extended into the eaves providing more space along with a separate shower cubicle. Gas central heating and double glazed windows and doors.

Viewing highly recommended.

Room Measurements

Lounge

11'5" x 10'04

Dining Area

11'5" x 13'5"

Kitchen

13'9" x 6'9"

Master Bedroom

11'5" x 13'9"

Bedroom Two

11'5" x 10'9"

Bedroom Three

9'10" x 14'9"

Bathroom

9'10" x 6'10"

Outside

The property is approached via a block paved driveway providing off road parking

with access to the garage.

For relaxing and entertaining there is an enclosed and private rear garden with both a patio and lawn area with a fenced border. Bi-fold doors from the Lounge/Diner.

Location

Situated in Rubery, Waseley Road is well located for Rubery High Street, south of Birmingham offering various shops to include: supermarkets, cafes, butchers, building merchants, chemists, hairdressers, restaurants, takeaways plus many more with easy access to M5, M42 & M6. Rubery is well connected transport wise, there are regular bus services to Birmingham, Bromsgrove and Worcester. Longbridge Rail Station is within a short drive away.

Longbridge Shopping Complex provides retail including M&S, Costa, Sainsbury's along with various entertainment facilities plus Great Park are all within a short drive from Rubery.

For those who enjoy the outdoors you have the Lickey Hills and Waseley Hills Country Park.

Tenure

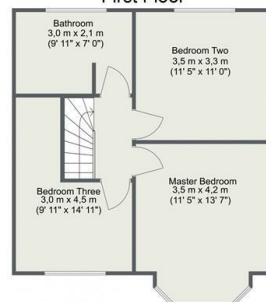
The vendor has informed us the property is Freehold. Prospective purchasers are advised to verify this with their solicitor.

Council Tax Band = C (Bromsgrove Council)

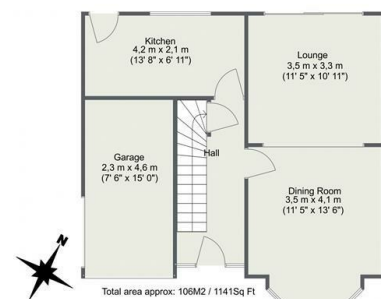
EPC = Awaiting



Waseley Road First Floor



Ground Floor



Total area approx: 106M² / 1141Sq Ft

For illustrative purposes only. Dimensions, fixtures, features 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.

Directions

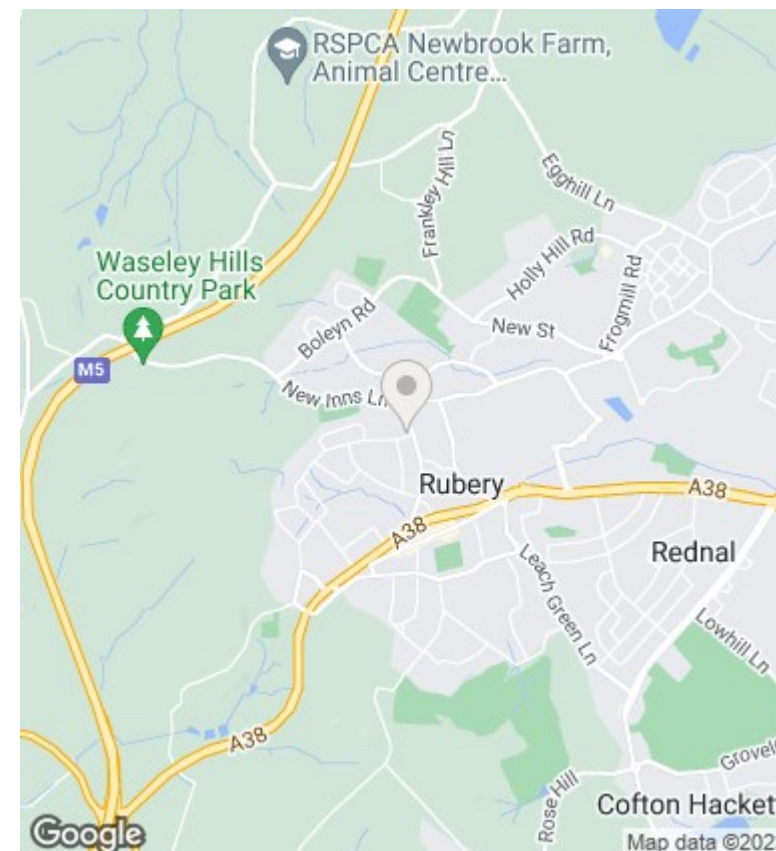
The property is on the Waseley Estate off Callow Brook Lane. Postcode is B45 9TP

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	70	84
(81-91) B		
(69-80) C		
(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 