



14 Valley Farm Road, Rubery, Birmingham, B45 9QX

£290,000

- Three Bedrooms
- Conservatory
- Shower Room & Separate WC
- EPC Rating C
- Lounge
- Utility/Storage Room
- Walking distance to the Lickey Hills & Golf Course.
- Kitchen/Diner
- Workshop & Storage Area
- Council Tax Band C - Bromsgrove

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A well presented extended three bedroom semi-detached house, with kitchen/diner, lounge, conservatory, separate WC, bathroom, off road parking and garage/storage & workshop, situated in a sought after location on the foot of the Lickey Hills adjacent to the golf course in Rubery, Birmingham



Council Tax Band: C



DESCRIPTION

The property in brief comprises porch, hall, under stairs storage cupboard, cloak cupboard, kitchen/diner having a range of wall & base units, four ring gas hob, gas oven, extractor, lounge, conservatory, utility/storage room, workshop/storage area.

Stairs to first floor landing, master bedroom with built in wardrobes, double bedroom two with built in wardrobes, bedroom three, separate wc, modern re-fitted shower room with vanity sink unit and heated towel rail.

OUTSIDE

The front of the property has a drive providing off road parking for several cars and lawn.

The rear garden has a paved patio, steps up to lawn, shed, further patio, bushes, planted borders, flowerbeds, outside tap & fenced boundaries.

LOCATION

The property in a sought after location off Beacon Hill in Rubery, within walking distance to the Lickey Hills and Golf course
Valley Farm Road is conveniently situated for close by amenities, is walking distance to Rubery Village. Longbridge Retail Park is near by for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links for commuters, with easy access to the motorway & rail networks.

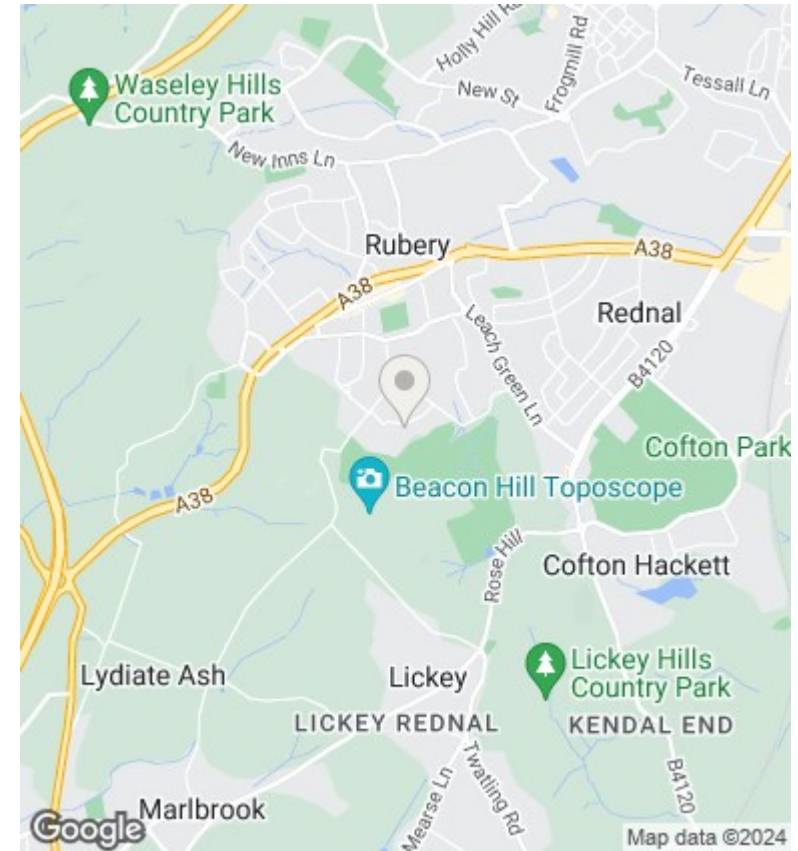
TENURE

The vendor has informed us that this property is Freehold . All prospective purchasers will have this verified with their solicitor



Viewings

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	