



3 Brookend Drive, Rubery, Birmingham, B45 9LA

£180,000

- Three Bedroom Mid Terrace
- Garage In A Separate Block
- Downstairs WC & Upstairs Bathroom
- EPC - TBC
- Kitchen
- Electric Storage Heaters
- Council Tax Band B
- Lounge
- Freehold
- Rear Garden

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A three bedroom mid terraced house in need of modernisation with kitchen, lounge, downstairs wc, bathroom, garage in a separate block, situated in Rubery, Birmingham



Council Tax Band: B



DESCRIPTION

The property in brief comprises porch, hall, downstairs WC, kitchen having a range of wall & base units, electric oven & hob, extractor, lounge with doors out to rear garden.

Stairs to first floor landing master bedroom, double bedroom two, bedroom three, and bathroom.

OUTSIDE

The front of the property has a lawn garden, paving slabs, paved path, bushes and fenced boundaries.

There is a garage in a separate block

The rear garden has lawn, two sheds and fenced boundaries.

LOCATION

The property is ideally situated for local amenities and within close proximity to Rubery high street, Rubery Great Park and the new Longbridge regeneration development with excellent shopping facilities, entertainment and restaurants. Great access to public transport providing access to Birmingham City Centre, the M5 & M42 being readily accessible

TENURE

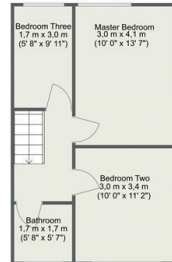
The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.

EPC - E

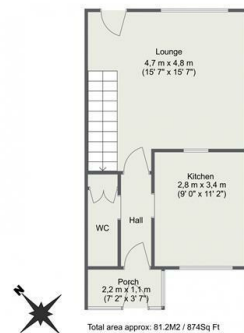
Council Tax band - B

Local Authority is Bromsgrove district council

**Brookend Drive
First Floor**



Ground Floor



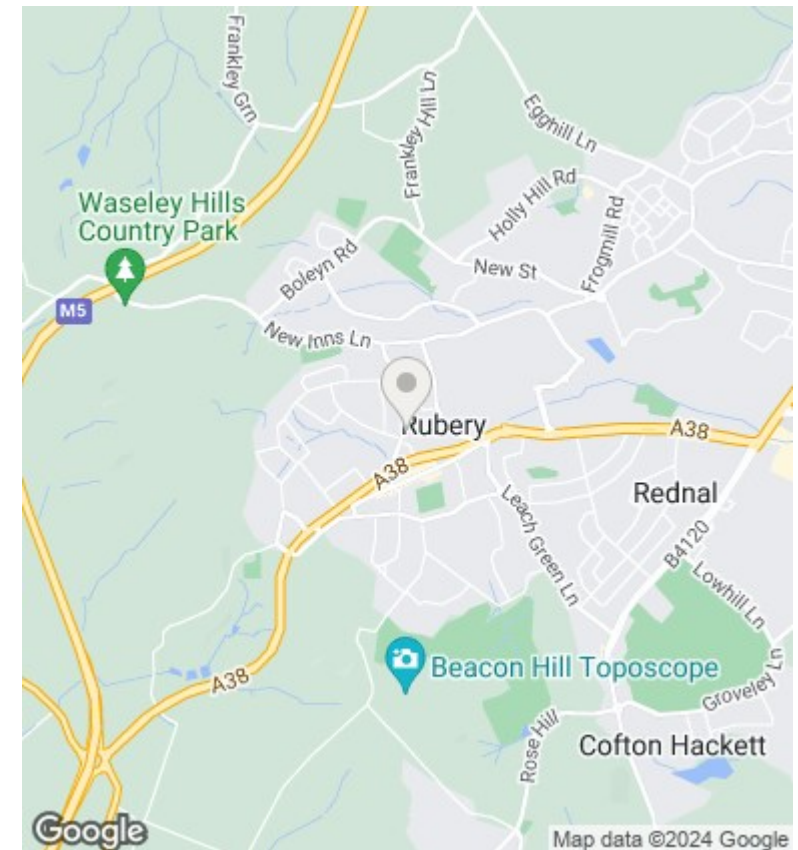
Total area approx: 81.2M2 / 8748sq Ft

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 plan and images supplied by PropertyPhotography Ltd.

Viewings

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

B



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 48 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |