



32 Beverley Road, Rubery, Worcestershire, B45 9JG

£259,995

- Semi-detached three bedroom house
- Fitted Kitchen with integrated appliances
- Rear Garden
- EPC Rating = D
- Popular Location
- Bathroom
- Driveway parking
- Spacious Lounge/Diner
- Side Storage room
- NO UPWARD CHAIN

32 Beverley Road, B45 9JG

Dunedin welcomes a lovely three-bedroom semi-detached house located on a popular road in Rubery. This well-presented house is in close proximity to many amenities, restaurants and public transportation, making it convenient to explore and enjoy everything the area has to offer.

EPC Rating = D

Council Tax Band = B (Bromsgrove)



Council Tax Band: B



Description

In brief, the property comprises of the following; entrance hallway, a spacious lounge/diner with understairs storage, the newly fitted kitchen overlooks the rear garden featuring an array of new integrated appliances to include fridge/freezer, washing machine, electric oven, gas hob and extractor, storage room and side door with access to rear garden. The lean to runs alongside the property ideal for storage or future potential providing access into the rear garden. First floor: two double bedrooms and one single bedroom, fitted bathroom with shower over bath. Gas central heating, double glazed.

****No upward chain****

Location

The property is conveniently located on a popular road, with easy access to Rubery High Street where you can find a variety of convenience stores. Moreover, Cofton Park and the Lickey Hills Country Park and Golf Course are just a short distance away and offer great opportunities for outdoor activities and relaxation. In addition, the surrounding areas provide a range of shopping, schooling, and leisure facilities, such as Birmingham Great Park and the new Longbridge development, which offer excellent shopping, entertainment, and dining options. Commuters will also appreciate the good transport links provided by Rubery, with easy access to the motorway network, and the closest train station is Longbridge.

Lounge/Diner

11'02" x 22'01"

Kitchen

14'0" x 8'02"

Master Bedroom

8'06" x 12'01"

Second Bedroom (Rear)

8'05" x 9'05"

Third Bedroom (max)

5'06" x 9'01"

Bathroom

5'04" x 5'09"

Outside

Approach

The front of the property benefits from a driveway which leads to the main accommodation.

To the rear of the property you will find a lawned garden with planted beds to fenced borders and patio space, side access available.

Tenure

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

Money Laundering

To comply with Money Laundering regulations, prospective purchasers will be required to produce identification documents. Thank you for your cooperation.

Directions

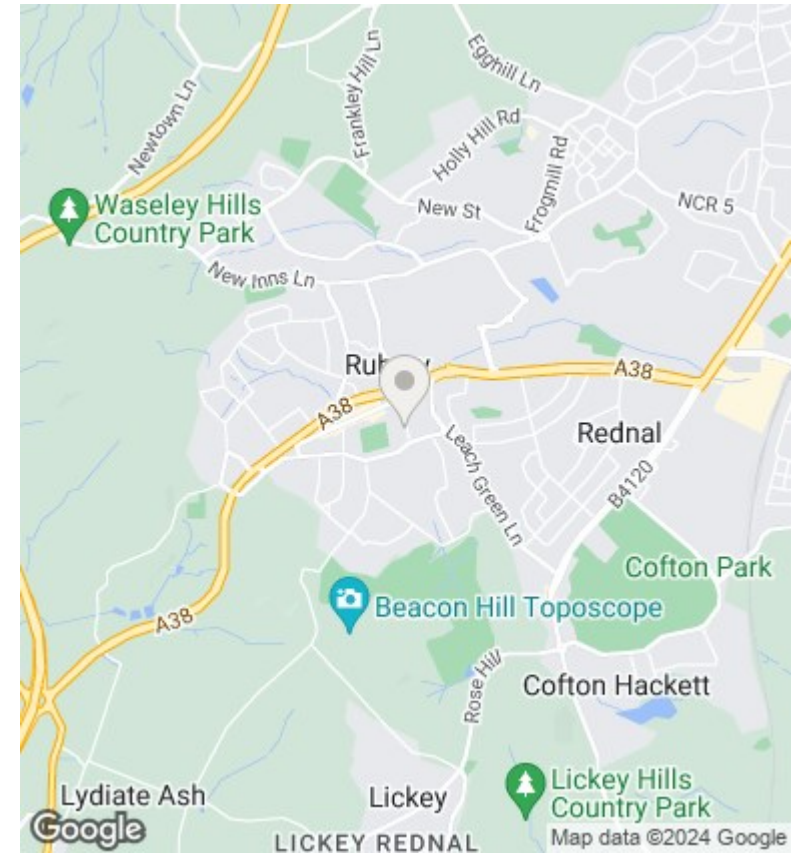
Beverley Road can be accessed via Leach Heath Lane or New Road, Rubery.

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	