



Lyll Gardens

RUBERY

Offers Over
£275,000



Three Bedroom Semi-Detached House

Features.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- MODERN SHOWER ROOM
- LOW MAINTENANCE SOUTH-FACING LANDSCAPED REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE
- SOLAR PANELS

Description.

A well presented three bedroom semi-detached house, offered with solar panels, two reception rooms, kitchen, modern family shower room, a low maintenance south-facing rear garden and off road parking with a garage, situated in Rubery, Birmingham.

The accommodation, in brief, features:- Block Paved Driveway providing Off Road Parking with Access to Garage; Hall; Lounge with Inset Fire; Dining/Family Room with Window to Front and Sliding Patio Door to Rear Garden; Kitchen with Breakfast Bar and Integrated Oven, Hob and Cookerhood; Stairs to First Floor Landing; Master Bedroom with Built-In Wardrobe; Double Bedroom Two; Bedroom Three; and Modern Shower Room.

Outside, the property enjoys a low maintenance, south-facing landscaped rear garden with a patio area and steps up to a two-tiered artificial lawn with a garden shed and fenced boundaries.

Lyll Gardens is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42.



Room Dimensions.

Room Dimensions:

Hall

Lounge: 10' 9" x 22' 5" (3.30m x 6.84m) max

Dining/Family Room 22' 10" x 7' 11" (6.96m x 2.42m)

Kitchen: 8' 9" x 14' 4" (2.67m x 4.39m)

Stairs To First Floor Landing

Master Bedroom: 11' 4" x 9' 10" (3.47m x 3.01m)

Bedroom Two: 9' 11" x 9' 0" (3.03m x 2.75m)

Bedroom Three: 8' 5" x 8' 0" (2.59m x 2.46m)

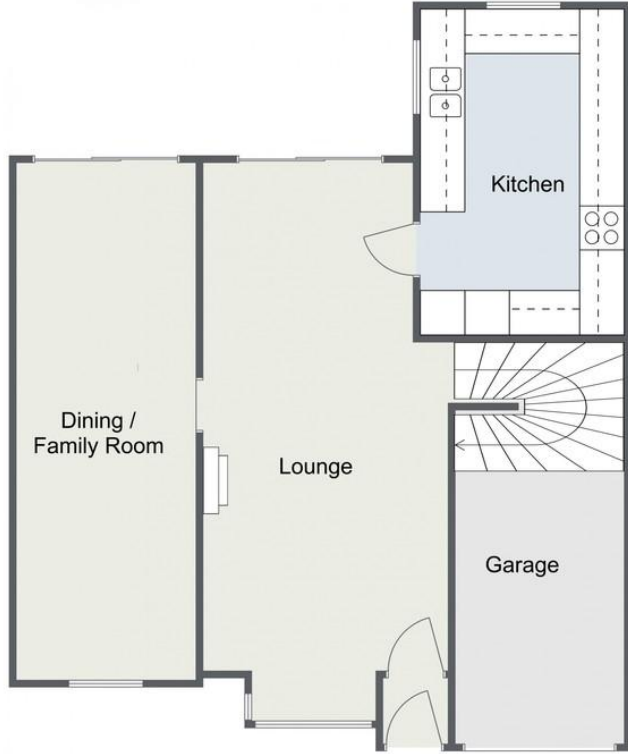
Shower Room: 6' 0" x 7' 7" (1.85m x 2.33m)

Garage: 8' 0" x 13' 5" (2.45m x 4.11m)

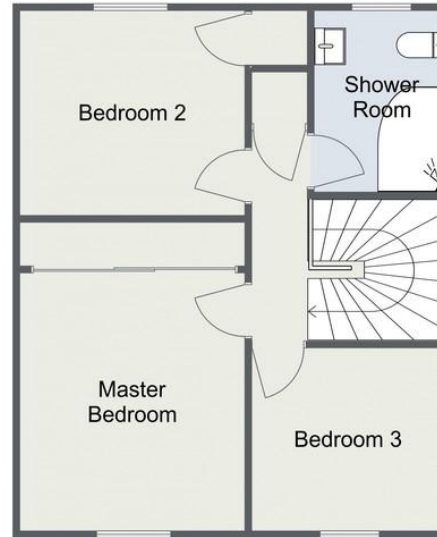


Lyall Gardens, Rednal

Ground Floor



First Floor



Total Area
Approx
107.0 sq m
1151.7 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: C

COUNCIL TAX BAND: C

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Rubery office on:

0121 453 4349

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Alternatively, you can scan below to view all of the details of this property online.



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