

**Lyall 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.

Lyall 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)

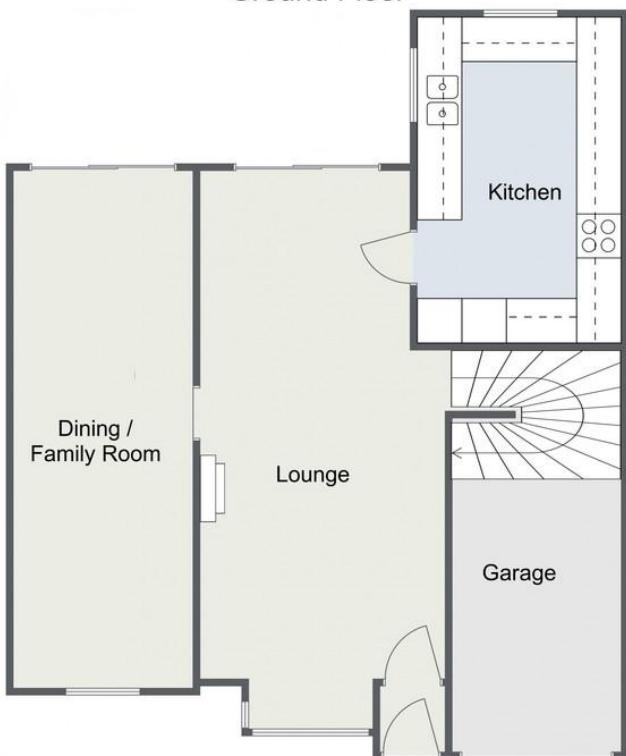
Shower Room: 6' 0" x 7' 7" (1.85m x 2.33m)

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



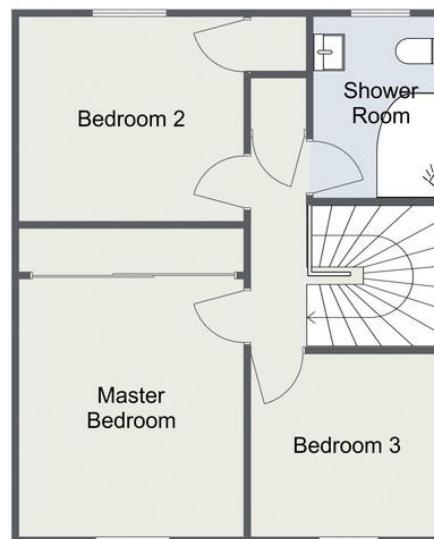
# Lyall Gardens, Rednal

## Ground Floor



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.

## First Floor



Total Area  
Approx  
107.0 sq m  
1151.7 sq ft

EPC: C

COUNCIL TAX BAND: C

TENURE: Freehold

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

0121 453 4349

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



**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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