



**Meadowfield  
Road**

BIRMINGHAM

Offers Over

**£240,000**



# Two Bedroom Semi-Detached House

## Features.

- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH FEATURE FIREPLACE
- MODERN FAMILY BATHROOM
- ATTRACTIVE REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE
- MUCH SOUGHT AFTER LOCATION

## Description.

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A particularly well presented two double bedroom semi-detached house, offered with a lounge, kitchen/diner, modern bathroom, attractive rear garden and off road parking with a garage, situated in a much sought after location of Rubery, Birmingham.

The accommodation, in brief, features:- Block Paved Driveway providing Off Road Parking with Garage; Hall; Lounge with Feature Fireplace and Bay Window; Kitchen/Diner with Door to Rear Garden; Stairs to First Floor Landing; Master Bedroom with Fitted Wardrobes; Double Bedroom Two; and Modern Bathroom.

Outside, the property enjoys an attractive rear garden with a paved patio, outhouse and steps up to a lawn with planted borders to fenced boundaries.

Meadowfield Road is ideally located for the local high school and is within close proximity to Rubery town centre offering a range of high street conveniences. The surrounding areas provide larger supermarket stores as well as the nearby Birmingham Great Park and new Longbridge development offering excellent shopping, restaurant and entertainment facilities. Rubery is approximately 9 miles (14 km) from Birmingham city centre and provides easy access for commuters via the local motorway network.



## Room Dimensions.

### Room Dimensions:

Hall

Lounge: 13' 10" x 11' 11" (4.23m x 3.65m) max

Kitchen/Diner: 22' 1" x 11' 10" (6.75m x 3.63m) max

Stairs To First Floor Landing

Master Bedroom: 11' 9" x 10' 5" (3.60m x 3.20m) max

Bedroom Two: 11' 10" x 10' 5" (3.63m x 3.19m) max

Bathroom: 5' 8" x 5' 6" (1.73m x 1.70m)

Garage: 10' 6" x 5' 7" (3.22m x 1.71m)

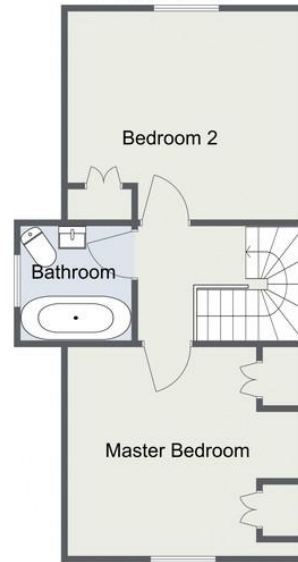


## Meadowfield Road, Rubery Ground Floor



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  
73.4 sq m  
790.1 sq ft

EPC: D

COUNCIL TAX BAND: B

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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**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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