



**Thurloe Crescent**  
RUBERY

**£275,000**



# Three Bedroom Semi-Detached House

## Features.

- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- CONSERVATORY
- FAMILY BATHROOM
- DELIGHTFUL SOUTH-EAST FACING REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE

## Description.

A particularly well presented three bedroom semi-detached house, offered with a kitchen/diner, lounge, conservatory, delightful south-east facing rear garden, off road parking and a garage, situated in Rubery, Birmingham.

The accommodation, in brief, features:- Block Paved Driveway and Garage; Hall; Lounge with Feature Fireplace; Kitchen/Diner with Integrated Fridge, Double Oven, Hob and Extractor, and Sliding Patio Door to; Conservatory with French Doors to Rear Garden; Utility Room with External Door; Stairs to First Floor Landing; Master Bedroom; Double Bedroom Two; Bedroom Three; and Family Bathroom with Both Bath and separate Shower Enclosure.

Outside, the property enjoys a delightful south-east facing rear garden with a block paved patio, lawn with well-stocked beds and borders, a garden shed and fenced boundaries.

Thurloe Crescent 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: 15' 0" x 11' 9" (4.59m x 3.60m) max

Kitchen/Diner: 10' 7" x 15' 1" (3.23m x 4.61m)

Utility Room: 8' 0" x 10' 11" (2.44m x 3.35m)

Conservatory: 11' 1" x 7' 11" (3.38m x 2.42m)

Stairs To First Floor Landing

Master Bedroom: 15' 2" x 8' 4" (4.63m x 2.56m) max

Bedroom Two: 8' 5" x 10' 9" (2.57m x 3.28m) max

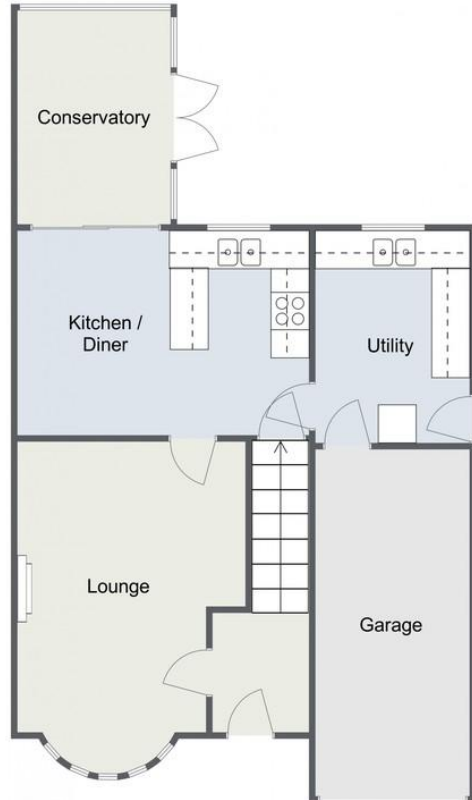
Bedroom Three: 6' 5" x 9' 9" (1.98m x 2.98m) max

Bathroom: 6' 5" x 7' 7" (1.97m x 2.33m)

Garage: 8' 11" x 17' 11" (2.74m x 5.48m)

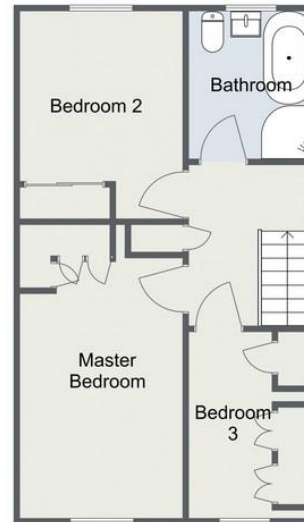


Thurloe Crescent, Rubery  
Ground Floor



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  
105.6 sq m  
1136.7 sq ft

EPC: D

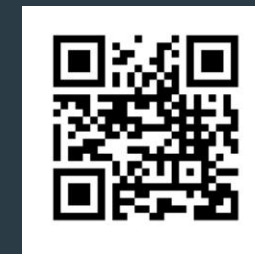
COUNCIL TAX BAND: C

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.



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112 New Road  
Rednal  
Birmingham  
West Midlands  
B45 9HY