



**Dunedin**  
Sales & Lettings

15 CHAPELFIELD MEWS, RUBERY, BIRMINGHAM, B45  
9EE  
£350,000





#### DESCRIPTION

In brief the property comprises of Ground Floor: a newly installed Modern Kitchen which has been Extended to create a light large open plan sociable kitchen/Dining Room space with Integrated appliances, (Induction Hob, Fridge Freezer, Dishwasher & Oven) Pan draws a central Breakfast Bar provides additional seating. Also Downstair there is a WC & separate storage cupboard.

A Large lounge is located at the back of the property, with a large window and Patio doors that open onto Paved Patio Area Beyond this is, a Lawn & raised decked seating area. The garden is a sunny south facing, private and not overlooked.

The stairs lead from the Lounge up to the First Floor: Off the landing there is a Master bedroom with a large En-suite with WC, shower cubicle with two shower heads, vanity sink unit and heated towel rail. Bedroom two is a double bedroom & Bedroom three is also a double bedroom with Full-length Built-in wardrobes Floor to ceiling.

Large Family Bathroom, fitted with W.C, Separate Shower Cubicle, Double ended bath with mixer shower taps, Vanity Unit & Heated towel rail.



## OUTSIDE

The front of the property has a block paved drive, easy parking with a lawned garden with planted borders. A side gate leading through to the back garden with fenced boundaries & two external cold water taps.

## LOCATION

Chapelfields Mews is situated off Maple Road in Rubery, Birmingham in a quiet cul-de-sac location within walking distance to the Lickey Hills.

It is conveniently situated for close by amenities, is walking distance to Rubery Village. Longbridge Retail Park is nearby for local shopping and dining, including Marks and Spencer and Sainsburys and is close to good transport links for commuters, with easy access to the motorway & rail networks.

## TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		