

# ARKADE

PROPERTY



**3 Beverley Road**  
Rubery, Birmingham, , B45 9JG

**Offers Over £240,000**

# Property Features

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- Well Presented Extended Traditional Style Semi Detached Property
- Three Bedrooms
- Lounge
- Extended Contemporary Kitchen/Dining Room
- Downstairs wc
- Driveway for Off Road Parking
- Double Glazing & Gas Central Heating
- Freehold
- Viewing Essential

## Full Description

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### SUMMARY DESCRIPTION

This well presented extended semi-detached family home is set back from the road having a block paved driveway providing off road parking for two vehicles, an enclosed double glazed porch, entrance hallway with stairs rising to first floor and doors to front facing lounge with feature fire surround and bay window, extended contemporary kitchen/dining room with integrated appliances including oven, hob and extractor and dishwasher, downstairs wc. First Floor: three bedrooms and modern family bathroom with shower over. The property has a large rear garden, double glazing and gas central heating. Early viewing is highly recommended.

### LOCATION

Beverley Road is within close proximity to Rubery town centre which offers a range of high street retail shops. Ideally located for the local high schools it is a popular location for first time buyers and young families. As well as excellent local amenities it is in close proximity to Birmingham Great Park and Longbridge Retail development which offers 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.

### ENTRANCE HALLWAY

### LOUNGE

15' 2" x 11' 9" (4.62m x 3.58m)

### EXTENDED KITCHEN/DINING ROOM

16' 10" max x 14' 11" max (5.155m x 4.561m)

### DOWNSTAIRS WC



## FIRST FLOOR LANDING

### BEDROOM ONE

13' 0" x 8' 11" (3.967m x 2.743m)

### BEDROOM TWO

9' 7" x 7' 0" (2.939m x 2.149m)

### BEDROOM THREE

9' 11" x 5' 6" (3.023m x 1.687m)

### BATHROOM

5' 6" x 5' 4" (1.699m x 1.644m)

### LARGE REAR GARDEN

Paved patio area with garden laid mainly to lawn, hedgerow and panel fencing to boundaries

### TENURE - FREEHOLD

#### Tenure Disclaimer

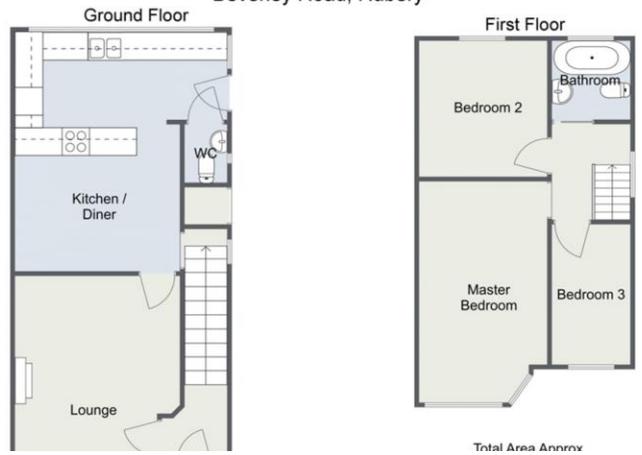
Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Beverley Road, Rubery



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