



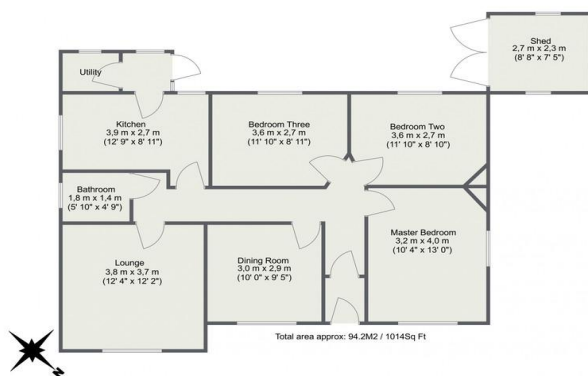
Dunedin
Sales & Lettings

52 LEACH GREEN LANE, RUBERY, BIRMINGHAM, B45
9BL
£350,000





Leach Green Lane



For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by PropertyPhotography.biz

DESCRIPTION

The accommodation comprises: Entrance porch into internal hallway, generous lounge with feature fireplace, kitchen with cooker/hob, utility room leading onto the rear garden patio area. Master double bedroom and two further double bedrooms, bathroom with shower over bath. No Upward Chain.

LOUNGE

12' 4" x 12' 2" (3.76m x 3.71m)

KITCHEN

12' 9" x 8' 11" (3.89m x 2.72m)

DINING ROOM

10' 0" x 9' 5" (3.05m x 2.87m)

MASTER BEDROOM

10' 4" x 13' 0" (3.15m x 3.96m)

BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM THREE

11' 10" x 8' 11" (3.61m x 2.72m)

OUTSIDE

The front of the property is gated leading onto the driveway. The property is surrounded by a private mature rear garden having lawn, flower beds, mature trees and bushes with hedged boundaries.

LOCATION

Situated in Rubery, Leach Green Lane is well located for Rubery high street offering a range of convenience stores and within near distance to the Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants.

The stunning Lickey Hills are just a short distance away offering wonderful walks that enjoy panoramic views over the surrounding countryside. Good commuter access to the M5 and M42 motorways and A38. There are train stations in Longbridge and Barnt Green with regular services to Birmingham and Redditch, and there is also a bus service running through this well-connected Village.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		