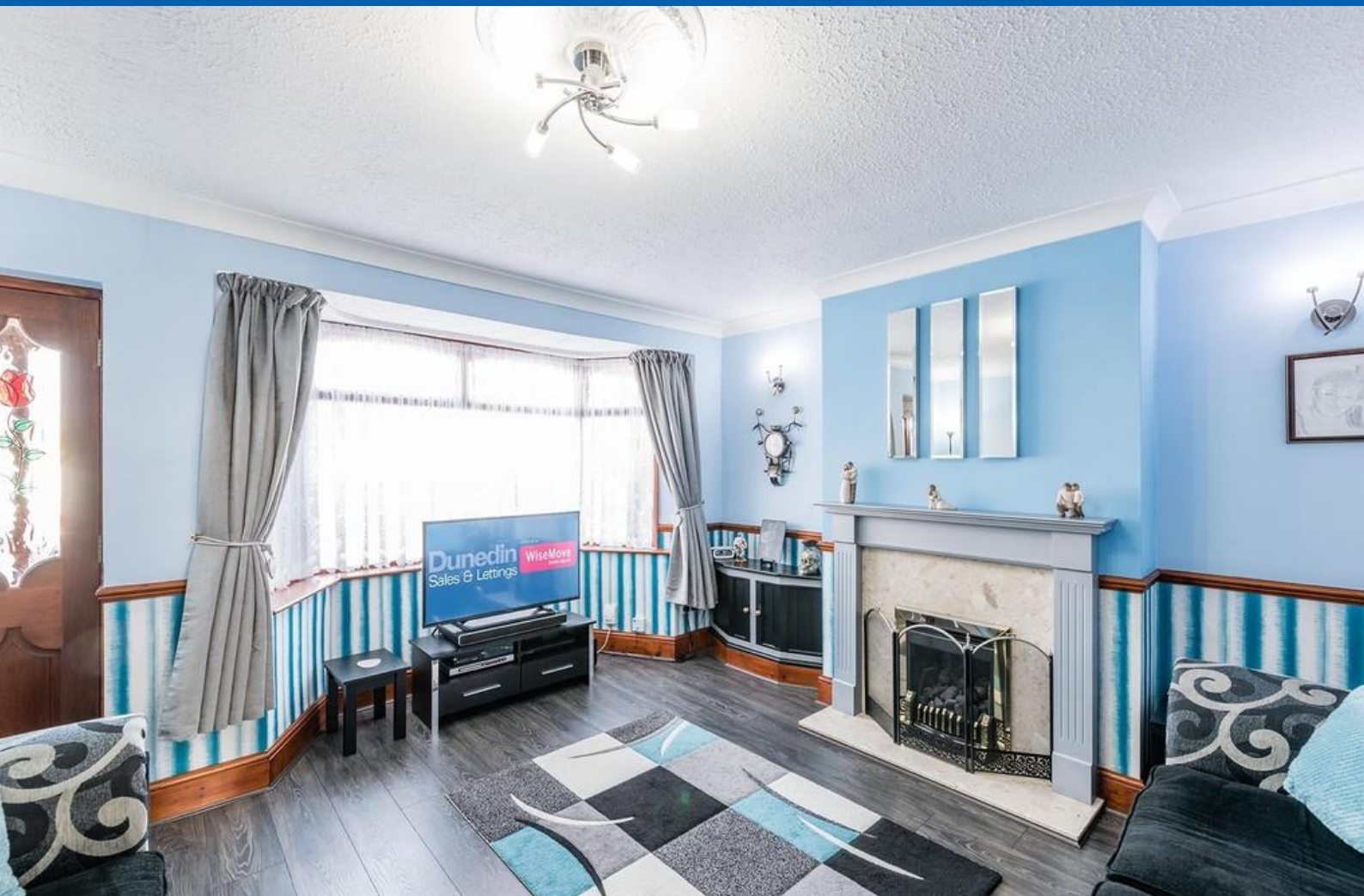




**Dunedin**  
Sales & Lettings

22 BROOK ROAD, RUBERY, BIRMINGHAM, B45 9UH  
£175,000





## DESCRIPTION

The property in brief comprises entrance porch, lounge with bay window, dining room, kitchen with a range of wall & base units, double oven, gas hob, extractor above, door to rear garden.

Stairs to first floor landing having master bedroom to rear elevation with built in wardrobes, bedroom two to front elevation with built in wardrobes, bathroom comprising a white suite, WC, bath, hand wash basin, separate shower cubicle.

## OUTSIDE

Driveway to front of the property. The rear garden has a large decked area, steps down to lawn, planted borders, gated side access, fenced boundaries.

## LOCATION

Brook Road is very quiet road, situated off The Avenue, In Rubery, Birmingham, and is conveniently situated close to Rubery Great Park & village having a variety of shops, good transport links within easy access to motorway networks and Birmingham City Centre. Nearby to Longbridge retail park for shopping & restaurants. It is close to Waseley Hills Country Park, and near by Cofton Park and the Lickey Hills are close by for walking and golf.

## TENURE

The vendor has informed us the property is Freehold. Prospective purchasers are advised to verify this with their solicitor.

## NO UPWARD CHAIN

The property benefits from having No Upward Chain.

\*\*\* The Vendors Are Willing to Leave Everything in the house by Separate Negotiation \*\*\*

