oulsnam







16 Brook Road, Rubery, B45 9UH

EPC: C

OULSNAM ARE DELIGHTED TO OFFER FOR SALE this three bedroom semi-detached home in the sought-after area of Rednal, offering spacious accommodation, driveway parking and a mature, private rear garden. The property also benefits from a modern kitchen and recently refitted shower room.
EP RATING: C
COUNCIL TAX BAND: B

LOCATION
Brook Road is situated in a popular residential area of Rubery, conveniently located close to a range of local shops, amenities and schools. The property also benefits from excellent transport links, with easy access to the A38 and M5 providing connections towards Birmingham, Bromsgrove and the wider West Midlands, while the nearby Lickey Hills offer a wealth of countryside and outdoor pursuits.

SUMMARY OF ACCOMMODATION:

The property is approached via a driveway providing off-road parking.

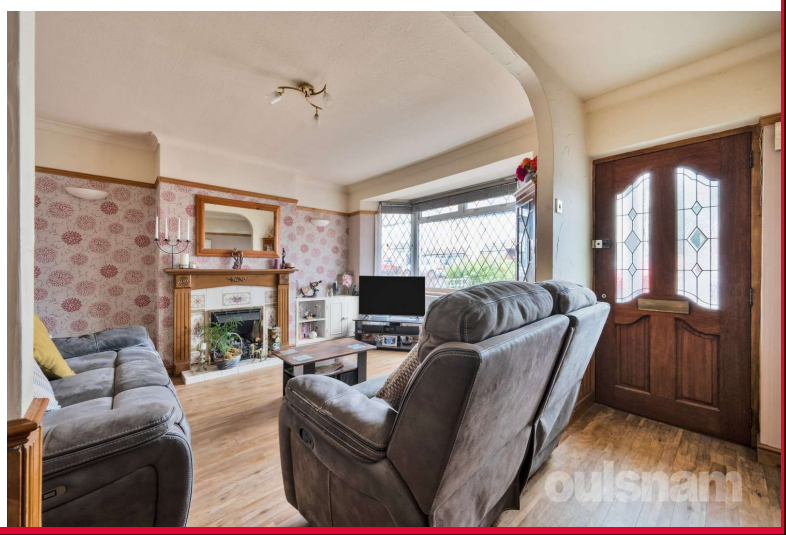
Upon entering, the welcoming lounge features a bay window and attractive fireplace, creating a pleasant focal point to the room. A doorway leads through to the separate dining room, which benefits from useful under-stairs storage and provides access to both the kitchen and recently refitted shower room.

The kitchen offers a range of fitted units and provides direct access to the rear garden, making it particularly convenient for everyday family living and entertaining.

To the first floor, the landing gives access to three bedrooms. The principal bedroom benefits from fitted wardrobes, as does the second double bedroom, while the third bedroom provides a versatile additional space.

Externally, the property enjoys a mature and well-established south-easterly facing rear garden. A patio area with steps leads down to a lawn, with a pathway continuing to a further gravelled seating area and garden shed. The garden is well stocked with a variety of mature shrubs and planted borders and is enclosed by a combination of hedged and fenced boundaries, offering a good degree of privacy.





Porch

Hallway

Lounge:
15'2" x 13'7" (4.62m x 4.14m)

Dining Room:
12'2" x 10'2" (3.7m x 3.1m)

Kitchen:
9'9" x 8'9" (2.97m x 2.67m)

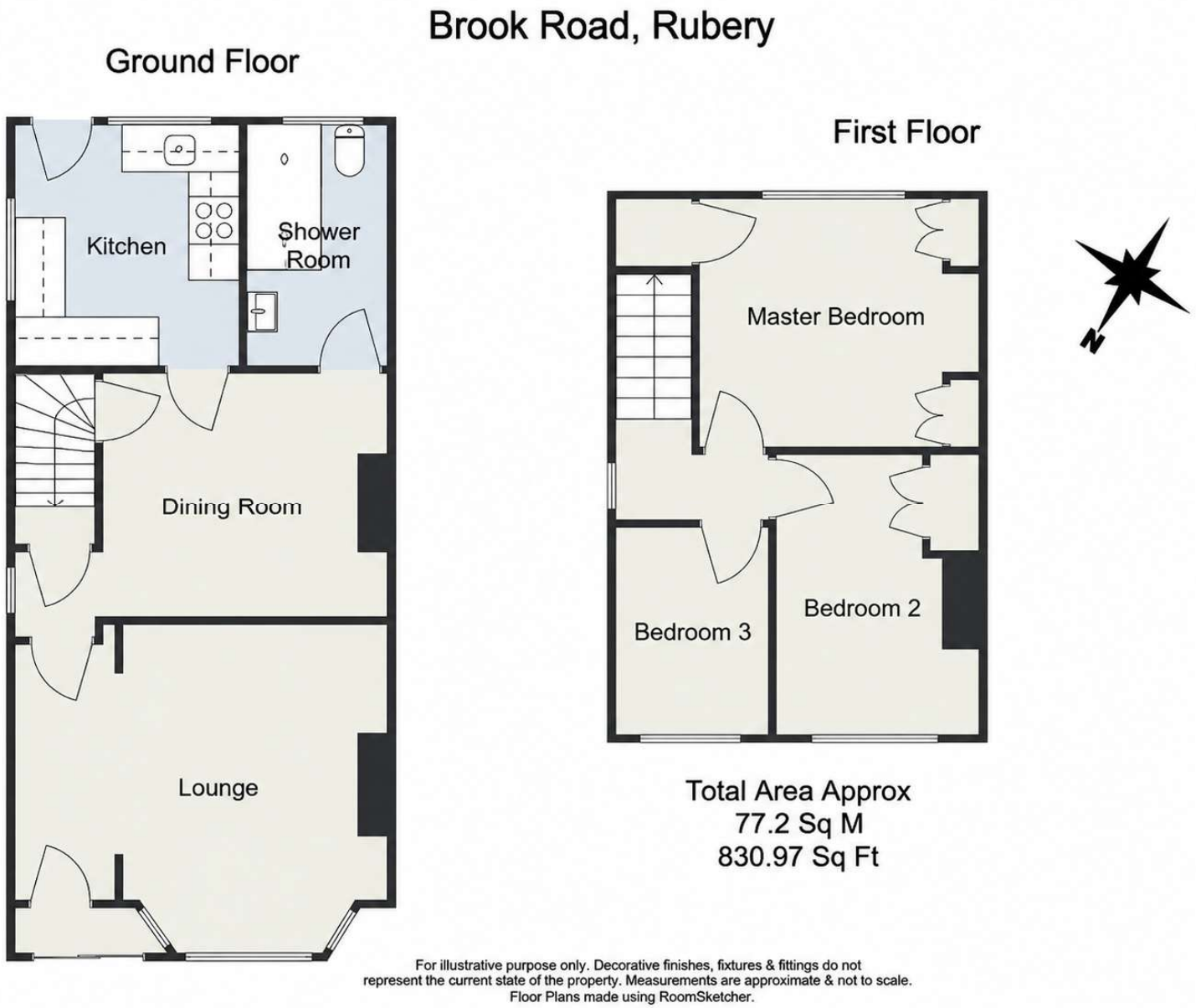
Shower Room:
9'9" x 5'5" (2.97m x 1.65m)

Landing

Bedroom One:
10'2" x 11'2" (3.1m x 3.4m)

Bedroom Two:
11'6" x 8'5" (3.5m x 2.57m)

Bedroom Three:
8'5" x 6'3" (2.57m x 1.9m)











THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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