



H&S

**Horton  
& Storey**

FROGMILL ROAD, RUBERY.  
OFFERS OVER £170,000



H&S

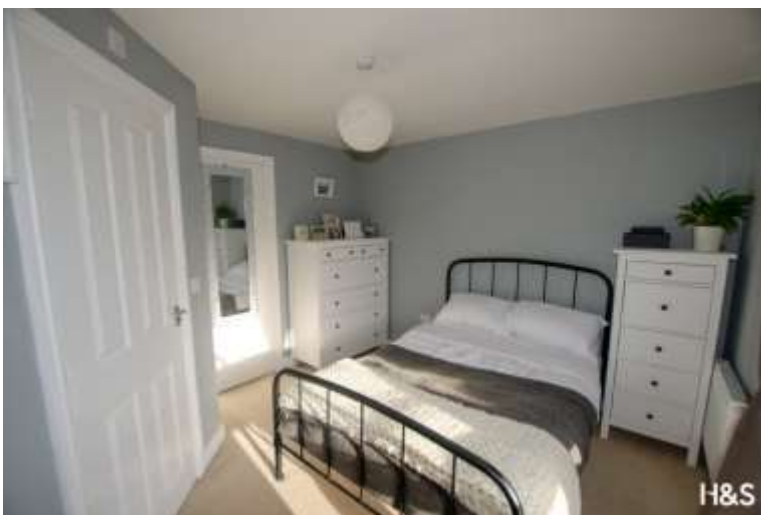




#### LOCATION



The recently opened Longbridge Shopping Complex provides retail including M&S, Costa, Sainsbury's along with various entertainment facilities plus Great Park are all within a short drive from Rubery. Rubery Village is located to the South of Birmingham approximately 3 miles from Junction 4 of the M5 Motorway - so providing easy access to all parts of the country via M5, M42 & M6.



For those who enjoy the outdoors you have the Lickey Hills and Waseley Hills Country Park, as well as the Lickey Hills Golf Course, for those who prefer the quieter life you have three social clubs, several public houses plus dance clubs. Rubery is well connected transport wise, there are regular bus services to Birmingham, Worcester, Bromsgrove, Halesowen and Redditch as well as to more local destinations. Longbridge Rail Station is within a short drive away and the frequent service to Birmingham New Street offers easy connections for destinations across England, Wales and Scotland.



## THE WOODGATE

This home is ideal for first time buyers who want to take advantage of the location but don't want to carry out any work to a property. The Woodgate is set over 700 Sq. Feet of accommodation and boasts great bedroom sizes with plenty of storage. The kitchen/diner leads onto a landscaped south facing garden with the front of the property seeing a driveway for two cars. We recommend viewing the property to appreciate this well balanced example of a new property without the price tag.



## FRONT DRIVEWAY

A driveway with permeable paving for two cars, slate chippings to border with a block paved walkway and small shrub line to side boundary leading to storm porch and UPVC front door. Side access between neighbouring property leading to rear gate into landscaped garden.

## ENTRANCE HALLWAY

Stairs to first floor accommodation, wall mounted central heating radiator and door into lounge.

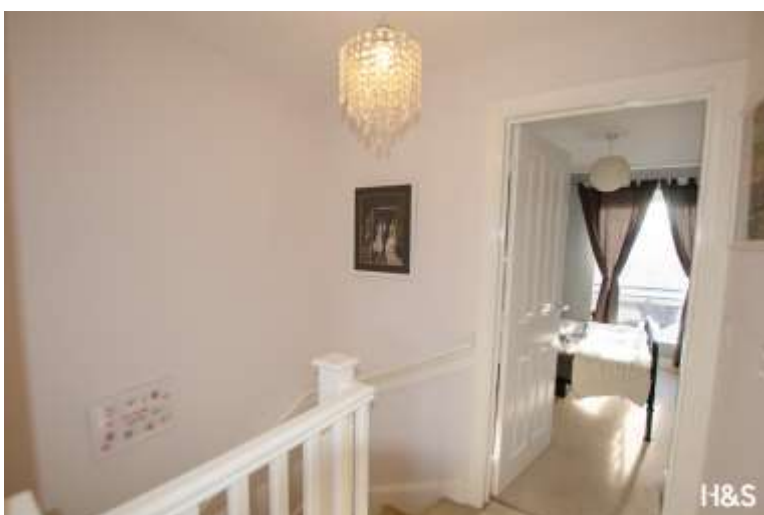


## LOUNGE

Laminate flooring throughout, double glazed bay window to front elevation, wall mounted central heating radiator, electric spur for electric fireplace, TV point, door leading into kitchen/diner.

## KITCHEN/DINER

Comprising of; a mixture of wall and base units with roll top work surfaces over, four ring gas hob and wall mounted fan oven with separate electric grill, integrated washing machine, slimline dishwasher, and fridge/freezer, stainless sink with mixer tap and drainer, wall mounted central heating radiator, double glazed window to the rear elevation, double glazed doors leading onto the rear patio, laminate flooring throughout, doors to downstairs w.c. and storage cupboard.







**DOWNSTAIRS W.C.**

Comprising of; low level w.c., wall mounted sink with tiling to splash prone areas, wall mounted central heating radiator. Extractor fan to ceiling and laminate flooring throughout.

**FIRST FLOOR LANDING**

Doors to bedrooms and bathroom.

**MASTER BEDROOM**

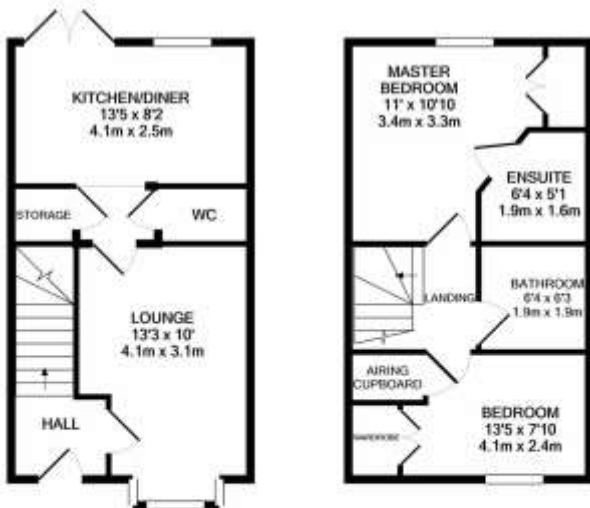
Double glazed window to rear elevation, wall mounted central heating radiator, TV point, doors to built in wardrobe space, door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

Suite comprises of; Walk in shower cubicle with electric shower, low level w.c., sink with tiling to splash prone areas, heated towel rail and shaving point.

**BEDROOM TWO**

Double glazed window to the front elevation, wall mounted central heating radiator, door to built in wardrobe space, door to over stairs airing cupboard.



GROUND FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**REAR GARDEN**

This south facing rear garden has been recently landscaped. It comprises of a patio, raised slate chipping bed with further laid lawn, wooden fencing to boundaries and side gate leading to the front of the property. A low maintenance and social garden ideal for the warmer months.

**THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.