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**42 Knowle Close
Rednal
Birmingham
B45 8XU**

Offers Over £165,000.

**One Bedroom House
Open Plan Kitchen/Lounge/Diner
Double bedroom
Shower Room
Rear Garden
Double Glazed & Central Heating
Driveway Parking
FREEHOLD**

A WELL PRESENTED AND SPACIOUS ONE BEDROOM END OF TERRACE HOUSE SET IN A GREAT LOCATION CLOSE TO ALL SHOPS & AMENITIES, IDEAL FOR FIRST TIME BUYERS.

The accommodation briefly comprises of a Reception Hallway, Open Plan Kitchen/Lounge/Diner, Shower Room, Large Double Bedroom. Rear Garden with side access, Double Glazed and Gas Central Heating, Driveway Parking, FREEHOLD.

*****VIEWING BY APPOINTMENT ONLY*****



APPROACH

Via a Tarmacadam Driveway leading to a Canopied Entrance with Double Glazed Front Door.

RECEPTION HALLWAY

Storage cupboard for coats etc. housing Alarm system and consumer unit, Door into.

KITCHEN /LOUNGE /DINER.

18,01" (min) 20'10" max x 10'08"

5.51m (min) x 6.35m (max) x 3.25m

Modern fitted kitchen consisting of a range of wall and base units with space for washing machine and fridge. Stainless steel sink/drainer with mixer tap. Integrated Electric Oven with Gas Hob and Extractor fan/hood over. Tiled splash backs with wood effect work surface. Double glazed window to front elevation.

Lounge Area with stairs off to first floor. Gas Central Heating Radiator, Double Glazed French Doors opening to rear garden and patio area.

LANDING

Double Glazed Window to front elevation, Airing Cupboard housing Worcester Bosch Boiler fitted twelve months ago. Doors off to.

SHOWER ROOM

7'08" (min) 8'06" (max) x 4'8"

2.33m (min) 2.59m (max) x 1.42m

Walk-in Double Shower Cubicle With Rainfall Shower, Pedestal Wash hand basin with Mixer Tap, Low level flush W.C., Gas Central Heating Radiator, Double Glazed opaque window to front elevation.

BEDROOM

12'00" x 10'08"

3.65m x 3.25m max

Spacious bedroom with Double Glazed window to rear elevation, Gas Central Heating Radiator and Loft Hatch to ceiling.

GARDEN

Mainly laid to Lawn with Paved Patio Area and Gated Side Access. Wooden Shed.

TENURE

Property is believed to be Freehold subject to confirmation by a Solicitor.

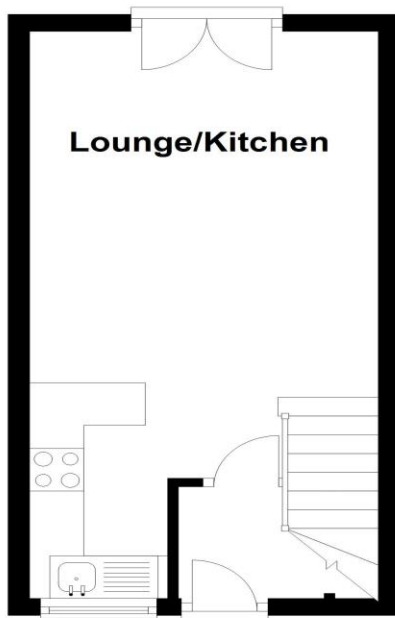
EPC RATING C

COUNCIL TAX BAND B

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

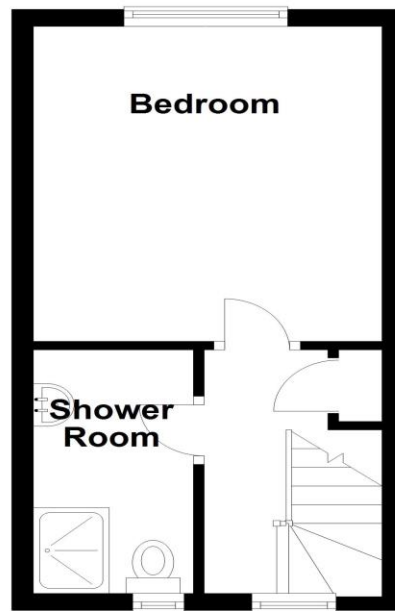
Ground Floor

Approx. 21.4 sq. metres (230.9 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.9 sq. feet)



Total area: approx. 42.9 sq. metres (461.7 sq. feet)