

137 New Road, Rubery, Birmingham, B45 9JR
Tel: 0121 453 6880
Fax: 0121 453 6935



**4B Knowle Close
Rednal
Birmingham
B45 8XU**

Offers in the region of £190,000

**2 Bedroom Semi Detached
Through Lounge/Dining Room
Kitchen
Front and Rear Gardens
Driveway Parking
Double Glazing
Gas Central Heating
Freehold
No Chain**

TWO BEDROOM SEMI- DETACHED - IDEAL FIRST TIME BUYERS HOME IN A GREAT LOCATION FOR SHOPS & AMENITIES.

This property briefly comprises of Entrance Door into Hallway, Kitchen, Through Lounge/Dining Room, Stairs off to first floor to Wet Room and Two Bedrooms. Tarmacadam driveway for off road parking with Lawn laid to side, Private Rear Garden. The property is Centrally Heated and Double Glazed and is offered with Vacant Possession. FREEHOLD.

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



Property is approached via Tarmacadam driveway, with lawn to the side. Double glazed door, which leads into Hallway, Kitchen and through lounge/dining room with stairs off to wet room and two bedrooms.

LOUNGE/DINING ROOM **15'03" x 11'09" 4.6m x 3.58m**

Double Glazed French Doors opening out onto rear patio area/garden, Two Gas central heating radiators, central light fitting, Stairs to first floor.

WET ROOM **8'10" x 5'05" 2.69m x 1.65m**

Double Glazed window to front elevation, Vanity Unit with inset basin and mixer tap over. Walk in Shower with electric shower, Tiled splash back areas. Ceiling light. Central Heating Radiator. Airing cupboard.

HALLWAY **8'09" X 3'04 2.66m x 1.01m**

Gas central heating radiator, Central ceiling light, doors off to.

BEDROOM ONE **12'02" x 11'09" 3.70m x 3.58m**

Double Glazed window to rear aspect, Central Heating Radiator, Ceiling light point, Loft Access.

PRIVATE REAR GARDEN

Patio area, Lawn with shrub borders and shed.

KITCHEN **8'10 x 8'0" 2.69m x 2.43m**

Double Glazed window to front elevation, Range of wall and Base units with worktop. Sink unit, Tiled splash backs. Integrated Double oven and hob with Extractor Fan over, space for Fridge Freezer & Washing Machine, Cupboard housing Boiler.

BEDROOM TWO **11'10" x 5'08" 3.60m x 1.72m**

Double Glazed window to front aspect. Central heating Radiator. Ceiling light point.

TENURE

Property is believed to be freehold subject to confirmation of a Solicitor.

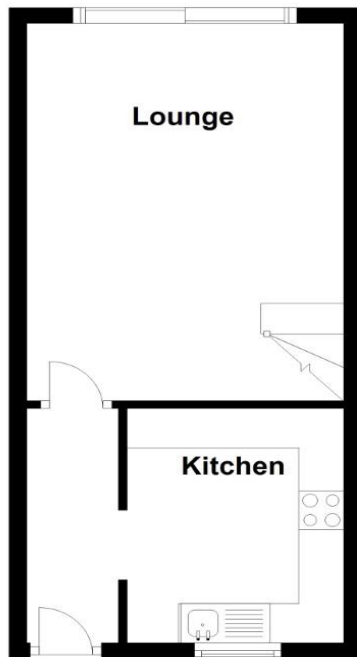
EPC RATING C

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.

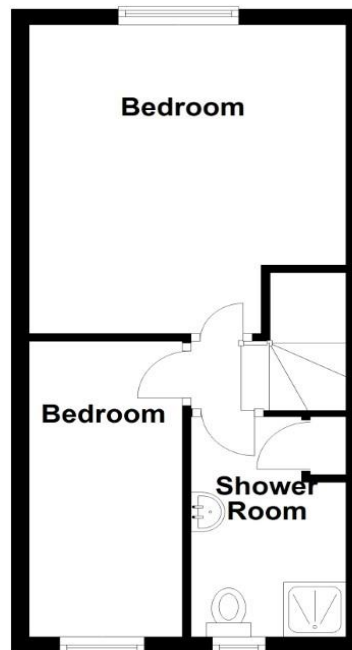
Ground Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

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