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**177 Charnwood Close
Rubery
Rednal
Birmingham
B45 0JY**

**Offers in the Region of
£230,000**

**Four Bed Semi-Detached
Lounge
Dining Room
Conservatory/Garden Room
Kitchen
Bathroom
Double Glazing & Central Heating
Garage/Driveway Parking
Workshop to side of Property
Freehold.**

GORDON JONES ARE PLEASED TO PRESENT THIS FOUR BEDROOM SEMI DETACHED PROPERTY, IN A GOOD LOCATION CLOSE TO ALL AMENITIES.

The accommodation briefly comprises, Porch Entrance, Lounge, Dining Room, Conservatory, Kitchen, Four Good Sized Bedrooms, Bathroom, Block Paved Driveway with parking, Garage, Front & Rear Gardens, Sizeable Workshop to side of property. Double Glazing and Gas Central Heating.

FREEHOLD.

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



Approached via Block Paved driveway, Double Glazed Porch leading to door into Hallway area with stairs off.

LOUNGE
13'07" x 12'0" 4.14m x 3.65m
Double Glazed Bay Window to front Elevation, Gas Central Heating Radiator, Marble effect fireplace with Electric Fire, Doors leading into.

INTEGRAL GARAGE
9'0" X 18'0" 2.72m x 5.48m
Metal up and over garage door, lighting & electric sockets, Has Plumbing for Washing Machine and space for Dryer.

DINING ROOM
9'10" x 15'03" 2.99m x 4.57m Gas Central Heating Radiator, understairs storage, open plan to conservatory.

KITCHEN

CONSERVATORY/GARDEN ROOM
13'0" x 5'11" 3.96m x 1.8m
Gas Central Heating Radiator Double Glazed windows and Door leading out to garden.

8'11" x 9'10" 2.71m x 2.99m
Range of wood effect Wall, Base and Drawer Units, with work surface, stainless steel sink unit with mixer tap over, built in Electric Oven and Gas Hob with Extractor fan over. Double Glazed Window to rear elevation with wooden door leading out to patio/garden.

BEDROOM ONE
11'11" x 14'08" 3.63m x 4.47m
Two Double Glazed windows to the front elevation, Gas Central Heating Radiator, Fitted wardrobes and cupboards.

BEDROOM TWO
11'01" x 8'11" 3.37m x 2.71m Double Glazed window to front elevation, Gas Central Heating Radiator.

BEDROOM THREE
12'07" x 5'10" 3.83m x 1.77m
Double Glazed window to side and rear elevation, Gas Central Heating Radiator.

BEDROOM FOUR
6'7" x 11'06" 2.06m x 3.50m
Double Glazed Window to rear elevation, Gas Central Heating Radiator.

BATHROOM
8'04" x 5'06" 2.54m x 1.67m
Opaque Double-Glazed window to rear elevation, Corner shower cubicle with shower over, Vanity unit with wash basin with mixer tap over, Heated Towel Rail.

LANDING
Loft Access, Airing Cupboard housing Worcester Bosch Combi Boiler.

Workshop to side of property.
10'09" x 23'06" 3.27m x 7.16m

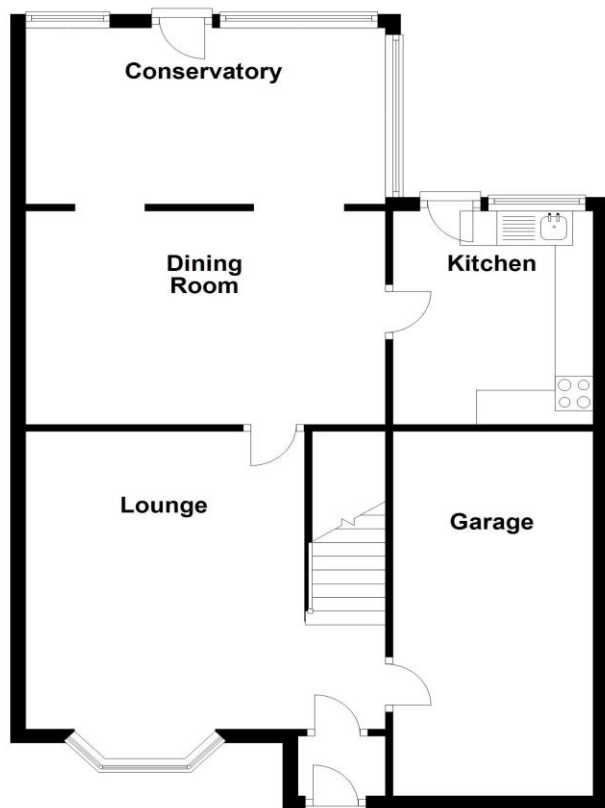
Garden
Lawn with shrub borders, Slabbed Patio Area with under canopy seating area, garden shed & greenhouse.

EPC D
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.

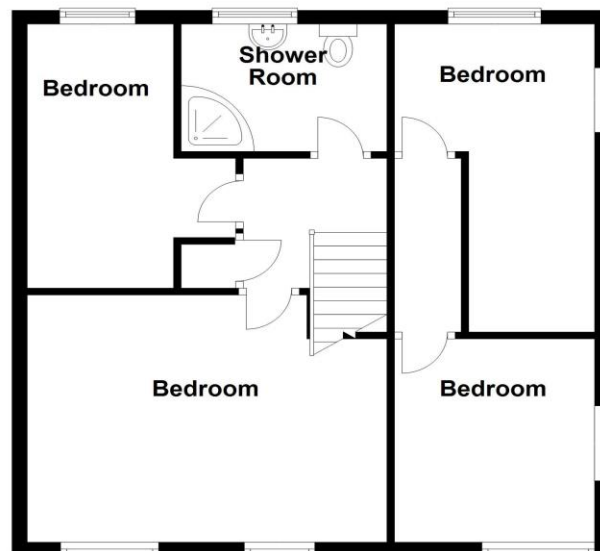
Ground Floor

Approx. 73.3 sq. metres (788.5 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



Total area: approx. 129.8 sq. metres (1397.5 sq. feet)

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