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**18 Forest Dale
Rednal
Birmingham
B45 8DU**

**Offers in the Region of
£220,000**

**Three Storey
3 Bed Semi-Detached
Open Plan Lounge/Dining Room
Kitchen
Bathroom
Double Glazing & Central Heating
Garage/Driveway Parking
In Need of Modernisation
Freehold.**

THREE STOREY THREE BEDROOM SEMI DETACHED PROPERTY, IN A GOOD LOCATION CLOSE TO LICKEY HILLS AND ALL LOCAL AMENITIES.

The accommodation briefly comprises, Entrance Hallway, Ground Floor WC, Bedroom Three/utility room, Stairs to first Floor Open Plan Lounge/Diner, Kitchen, Stairs to second Floor with Bathroom and Two Spacious Double Bedrooms. Integrated Garage, Front & Rear Gardens, Double Glazing and Gas Central Heating.

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



Approached via Tarmacadam driveway, Integral Garage, Entrance doorway into Hallway area with Gas Central heating Radiator, stairs off.

DOWNSTAIRS W.C
2'10" x 7'01" 0.86m x 2.15m
Window to front elevation small wash hand basin with taps, W.C.

UTILITY/BEDROOM THREE
8'04" x 7'01" 2.54m x 2.15m
Double Glazed window to rear elevation, Gas Central heating Radiator.

Stairs leading to first floor.

OPEN PLAN LOUNGE/DINER
LOUNGE AREA
12'04" x 16'05" 3.75m x 5.0m
Double Glazed Window to rear Elevation, Gas Central Heating Radiator, Two Ceiling light points.

DINING AREA
8'07" x 9'01" 2.61m x 2.76m
Double Glazed Window to front elevation, Gas Central Heating Radiator, Door to.

KITCHEN
6'07" x 8'09" 1.82m x 2.66m
Wall mounted units, sink unit with mixer tap over, Double Glazed Window to front elevation, Glow worm free standing Boiler.

Door to Landing with stairs to second floor.

BEDROOM ONE
15'06" x 9'06" 4.72m x 2.89m
Double Glazed window rear elevation, Gas Central Heating Radiator, built in storage cupboard.

BEDROOM TWO
15'06" x 8'10" 4.72m x 2.59m Double Glazed window to front elevation, Gas Central Heating Radiator.

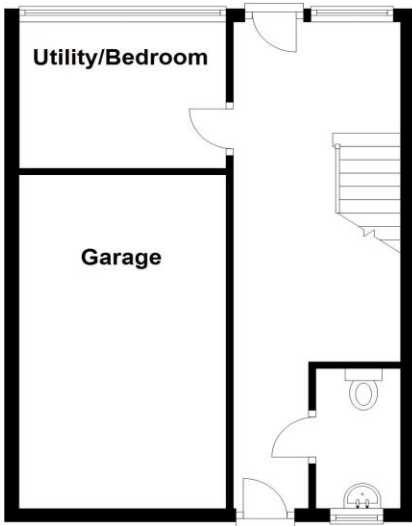
BATHROOM
6'07" x 8'11" 2.0m x 2.71m
Opaque Double-Glazed window to side elevation, Panelled Bath with electric shower over, Vanity unit/wash basin with mixer tap over, Gas central heating Radiator, Airing Cupboard.

GARAGE
16'06" x 8'04" 5.02m x 2.54m
Metal up and over garage door, Electric and Gas metres.

COUNCIL TAX - BAND C
EPC RATING - E

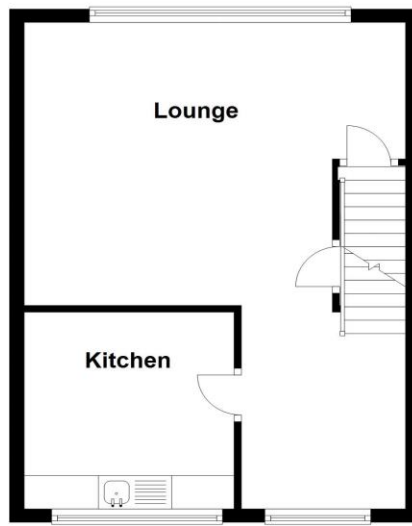
Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



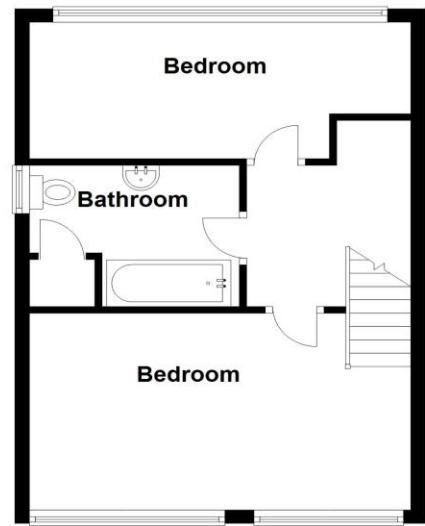
First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 114.0 sq. metres (1227.6 sq. feet)

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.