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**42 Rubery Lane  
Rednal  
Birmingham  
B45 9AY**

**Offers Over £245,000**

**Semi-Detached  
Three Bedrooms  
Lounge/Diner  
Kitchen  
Bathroom  
Double Glazing & Central Heating  
Garage  
FREEHOLD**

## THREE BEDROOM SEMI-DETACHED HOME IN A GREAT LOCATION CLOSE TO ALL GREAT PARK AMENITIES. IDEAL FIRST TIME BUYERS HOME.

The accommodation briefly comprises, Entrance Hallway, Lounge/Diner, Kitchen, Three Bedrooms, Double Glazing and Central Heating, Garage and Parking, Rear Garden. FREEHOLD.

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



**Approached via Tarmacadam and Block Paved Driveway with Garage to side, Double Glazed Door leads into Hallway;**

**LOUNGE/DINER**  
**23'07" x 13'06" max 12'0 min**  
**7.18m x 4.11m max 3.65m min**  
Double Glazed Bay Window to front Elevation, Open Plan to Dining Area with Double Glazed Window to rear Elevation, Gas central Heating Radiators and Laminate Flooring.

**KITCHEN**  
**8'04" x 9'11" 2.54m x 3.02m**  
Base and wall units, Stainless Steel Sink unit with mixer tap over, space for fridge freezer, Gas Hob with Electric Oven below and Extractor fan above, Double Glazed window and Door to rear elevation leading to patio area.

**BATHROOM**  
**6'06" x 5'07" 1.98m x 1.70m**  
Opaque Double Glazed window rear elevation, Panelled Bath, with shower over, Vanity Unit housing wash hand basin with mixer Tap and W.C.

**BEDROOM ONE**  
**12'0" x 8'02" 3.65m x 2.48m**  
Double Glazed window to front elevation, Gas Central Heating Radiator, Central light point and Loft access.

**BEDROOM TWO**  
**9'01" x 9'06" (to Wardrobes)**  
**2.76m x 2.89m**  
Double Glazed window to rear elevation, Fitted Wardrobes, Gas Central Heating Radiator, central light Point.

**BEDROOM THREE**  
**6'05" x 8'11" max 6'07" min**  
**1.95m x 2.06m max 2.0m min.**  
Double Glazed window to front elevation, Gas Central Heating Radiator and Airing Cupboard housing Combi Boiler.

**GARAGE**  
Semi detached Garage with Metal up and over Door.

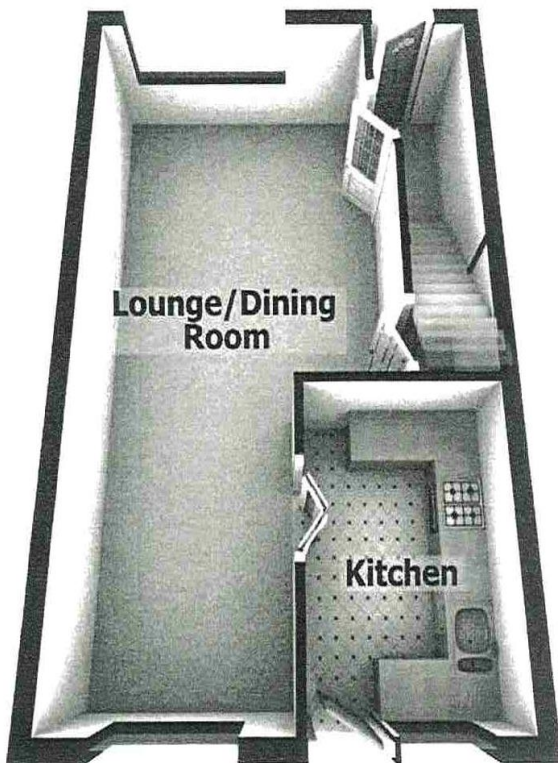
**FREEHOLD**

**EPC RATING – C**  
**COUNCIL TAX BAND - C**

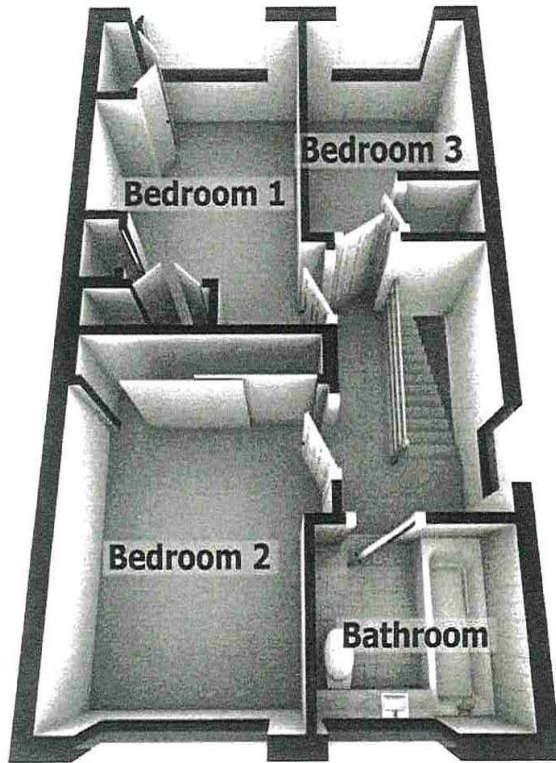
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**Ground Floor**



**First Floor**



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