

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



**23 Belmont Road
Rednal
Birmingham
B45 9LN**

Offers Over £280,000

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

SEMI-DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE- SAC IN A POPULAR RESIDENTIAL AREA CLOSE TO ALL AMENITIES, SCHOOLS & THE LICKEY HILLS.

The accommodation briefly comprises, Entrance Hallway, Through Lounge/Diner, Kitchen, Utility, Bathroom, Three Bedrooms, Double Glazing & Central Heating, Garage and Parking, Front and Rear Gardens, No Upward Chain – FREEHOLD.

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



Approached via a Block Paved Driveway fronted by a low maintenance gravel garden with mature shrubs, Garage to side, Double Glazed Porch Entrance with door leading into a welcoming Hallway with stairs to the first floor.

LOUNGE/DINER

9'06" min 12'07" max x 24'11"
2.89m min 3.83m max x 7.59m

Double Glazed Bay Window to front elevation, Feature Stone built Fireplace housing Gas Fire. Double Glazed French doors to rear patio overlooking garden. Gas Central Heating Radiator to Lounge & Dining Area, Two central light points.

KITCHEN

11'01" x 9'06" 3.37m x 2.89m

Fitted Base wall and drawer units, Breakfast Bar, Stainless Steel Sink unit with mixer tap over, Gas Hob with Extractor fan above, Electric Oven/Microwave, space for fridge, Double Glazed window to rear elevation, door into under stairs Pantry.

Door into Utility.

UTILITY

7'10" x 13'08" 2.41m x 4.16m

Spacious Utility area, Base units with Stainless Steel Sink unit with taps over, Two Double Glazed Windows to rear aspect overlooking garden, wooden glazed door leading out to patio area. Door into Garage.

GARAGE

8'01" x 16'11" 2.46m x 5.15m

Metal up and over door, electric sockets & lighting.

BEDROOM ONE

10'05" to wardrobes x 13'03" 3.17m to wardrobes x 4.03m

Built-in wardrobes, Double Glazed Window to front elevation, Gas Central Heating Radiator.

BEDROOM TWO

11'03" x 12'08" 3.42m x 3.86m

Aluminium framed Double Glazed window to rear elevation, Built-in wardrobes, Gas Central Heating Radiator, Cupboard housing Boiler.

BEDROOM THREE

6'06" x 8'09" 1.98m x 2.66m

Double Glazed window to front elevation, Gas Central Heating Radiator, central light point.

BATHROOM

6'06" x 7'05" 1.95m x 2.26m

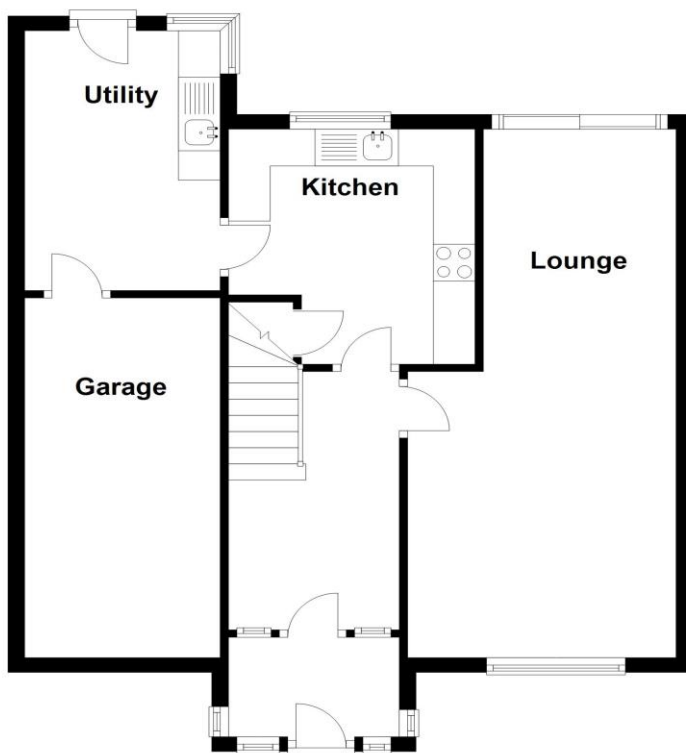
Newly appointed bathroom, Corner Shower enclosure with wall mounted shower, Low Level flush WC, Vanity unit housing basin with mixer tap, Panelled Bath with mixer tap, Tiled splashback areas, double glazed opaque window to rear elevation.

FREEHOLD

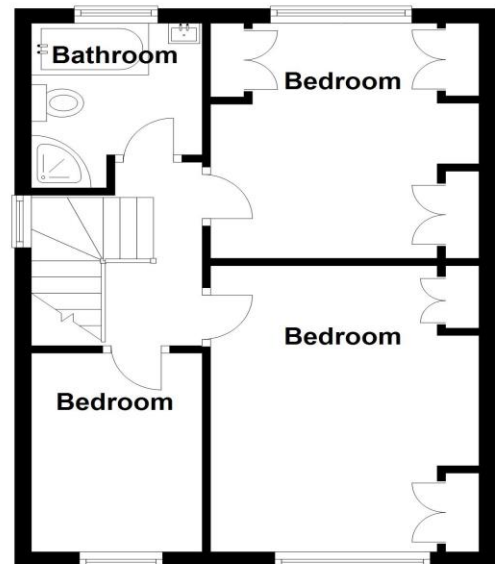
EPC RATING – D
COUNCIL TAX BAND – C

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



First Floor



Total area: approx. 99.7 sq. metres (1073.7 sq. feet)

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