

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



**77 Burnside Way
Longbridge
Birmingham
B31 4JZ**

**Offers Over £265,000
FREEHOLD**

**Semi-Detached
Three Bedrooms
Lounge
Kitchen/Diner
Conservatory
Bathroom
Good sized Garden
Gas Central Heating
Block Paved Driveway & Garage
FREEHOLD**

Three Bedroom Family Home in a good location close to all amenities, Schools and Transport Links.

Located in a quiet cul-de-sac the accommodation briefly comprises, Entrance Hallway, Kitchen/Diner, Lounge, Conservatory, Three Bedrooms, Bathroom, Downstairs Cloakroom, Gas Central Heating, Good sized Garden, Block Paved Driveway & Garage. FREEHOLD.

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



Approached via Block Paved Driveway leading to entrance. Wooden Glazed door leads into a welcoming Hallway with stairs off to first floor.

HALLWAY
11'3" x 7'05" 3.49m x 2.26m
Gas Central Heating Radiator, Stairs off to first floor, Doors off to.

CLOAKROOM
6'02" X 3'01" 1.87m x 0.93m
Wall mounted wash basin, Gas Central Heating Radiator, Low level W.C. Wooden framed window to front elevation, Water Metre.

KITCHEN/DINER
9'08" x 11'03" 2.94m x 3.49m
Wooden framed window to front elevation, Fitted Base wall and drawer units, Inset Sink unit with mixer tap, space for fridge, cooker and washing machine. Wall mounted Worcester Bosch Combi Boiler, Door into Garage.

LOUNGE
14'01" x 12'11" 4.29m x 3.93m
Wooden framed window to rear elevation, Brick Fire Surround with Electric Fire, Gas Central Heating Radiator, door into storage cupboard, Two Central light points, Double Glazed Aluminium Framed Patio Doors leading into Conservatory.

CONSERVATORY
8'02" x 9'07" 2.48m x 2.92m
Double-Glazed Conservatory, French Doors lead out to patio area overlooking garden. Ceiling Light with fan.

BEDROOM ONE
8'10" min 10'05"max 14'08"max 12'08" min to wardrobes. 2.69m min 3.17m max x 4.47m max 3.86m min to wardrobes.
Good sized double bedroom, Wooden framed window to rear elevation, Gas Central Heating Radiator, Fitted Wardrobes, Central light point.

BEDROOM TWO
10'04" x 9'06" 3.14m x 2.89m
Double Bedroom, Wooden framed window to front elevation, Gas Central Heating Radiator, Central light Point.

BEDROOM THREE
8'10" x 8'04" 2.69m x 2.54m
Wooden framed window to rear elevation, Gas Central Heating Radiator, Central light point.

BATHROOM
6'09" x 6'04" 2.05m x 1.93m
Panelled bath with shower over, Wooden framed opaque window to front elevation, Low Level flush WC, Pedestal wash basin with taps, Tiled splashback areas, Gas Central Heating Radiator.

LANDING
Airing Cupboard and Loft Access.

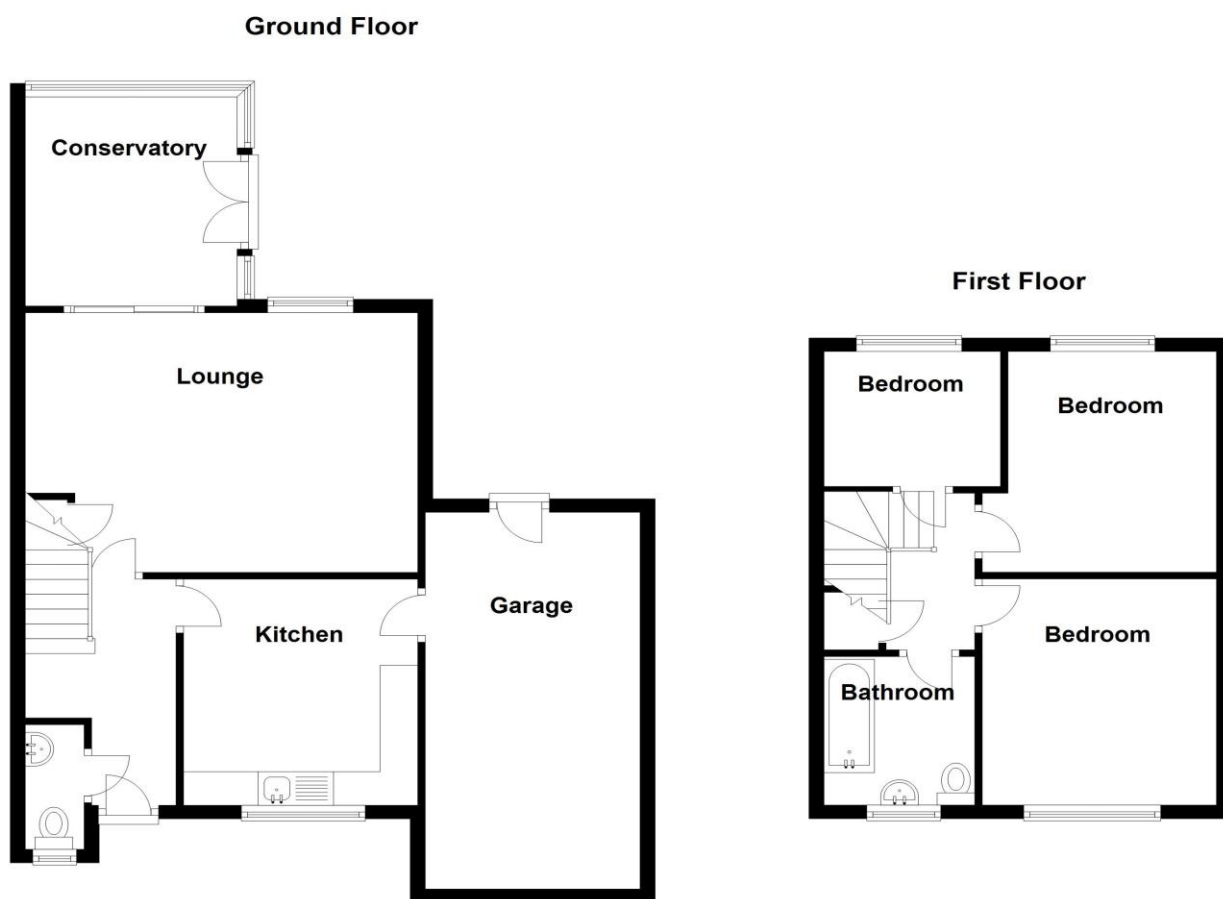
GARAGE
21'08" x 11'05" 6.60m x 3.47m
Electric roller shutter door, Light & Power sockets, Stainless Steel Sink Unit, Door out to rear Garden, Loft space for storage.

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.

EPC Rating – C

Council Tax Band - C

Floor Plan



Total area: approx. 99.0 sq. metres (1065.8 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.