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**102 Loynells Road
Rednal
Birmingham
B45 9NR**

Offers Over £280,000

**Semi-Detached
Three Bedrooms
Lounge/Diner
Kitchen
Utility
Downstairs Cloakroom
Double Glazing & Central Heating
Driveway
Beautiful Landscaped Garden
FREEHOLD**

Immaculately presented Three Bedroom Semi-Detached home located in a popular residential area close to all Amenities and Transport Links.

The accommodation briefly comprises, Spacious Lounge/Diner, Kitchen, Utility, Downstairs Cloakroom, Three Bedrooms, Bathroom with Bath and Double Shower Cubicle, Double Glazing & Central Heating, Beautiful Landscaped Rear Garden, Fore garden/Driveway, FREEHOLD.
Viewing Highly recommended.

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



Approached via a slabbed Driveway with fore garden leading to Double Glazed Porch entrance with Wooden Glazed door leading into a welcoming hallway.

HALLWAY
13'04" x 6'01" 4.06m x 1.85m
Hallway with Gas Central Heating Radiator/Cover, Thermostat to Hive Heating Control, Stairs to First Floor, Door to.

LOUNGE/DINER
10'11" x 27'07" (into Bay)
3.32m x 8.40m (into Bay)
Double Glazed Bay Window to front Elevation. Fireplace with Log Burner. Gas Central Heating Radiators, Double Glazed Patio Doors out to rear Garden, Two Central Light points.

KITCHEN
9'03" x 8'01" 2.81m x 2.46m
Fitted Base wall and drawer units, Stainless Steel Sink Unit with mixer tap over, Integrated Electric double Oven

and Induction Hob with Extractor over, Tiled Splash Backs, space for fridge, Freezer, Integrated Dishwasher. Double Glazed Windows to rear aspect. Archway into Utility area and downstairs Cloakroom.

UTILITY
4'11" x 17'05" 1.49m x 5.30m
Wall & Base Units space for Washing Machine & Dryer, Double Glazed Windows & Door leading out to garden. Downstairs Cloakroom, Door into part garage, space used for storage.

CLOAKROOM
6'03" x 2'04" 1.9m X 0.71m
Low level Flush WC. Wall Mounted Basin with Mixer tap Gas Central Heating Radiator, Extractor Fan.

PART GARAGE SPACE
6'11" x 7'01" 2.10m x 2.13m
Garage space was utilised to create downstairs cloakroom/utility area. Power & light Wooden Doors out to front of property.

BEDROOM ONE
10'11" x 13'09" (into Bay)
3.30m x 4.19m (to fitted wardrobes)
Double Glazed Bay Window to front elevation, Gas Central Heating Radiator, Central Light Point.

BEDROOM TWO
10'11" x 13'0" 3.96m
Double Glazed Window to rear elevation, Gas Central Heating Radiator, Central Light Point.

BEDROOM THREE
7'07" x 6'01" 2.31m 1.85m
Double Glazed Window to front Elevation, Gas Central Heating Radiator, Centre light point.

BATHROOM
9'0" x 5'10" 2.74m x 1.77m
Double Glazed opaque window to rear Elevation, Panelled Bath with Mixer Tap With shower head attached. Double Walk-in Shower Cubicle with wall Mounted Shower attachments.

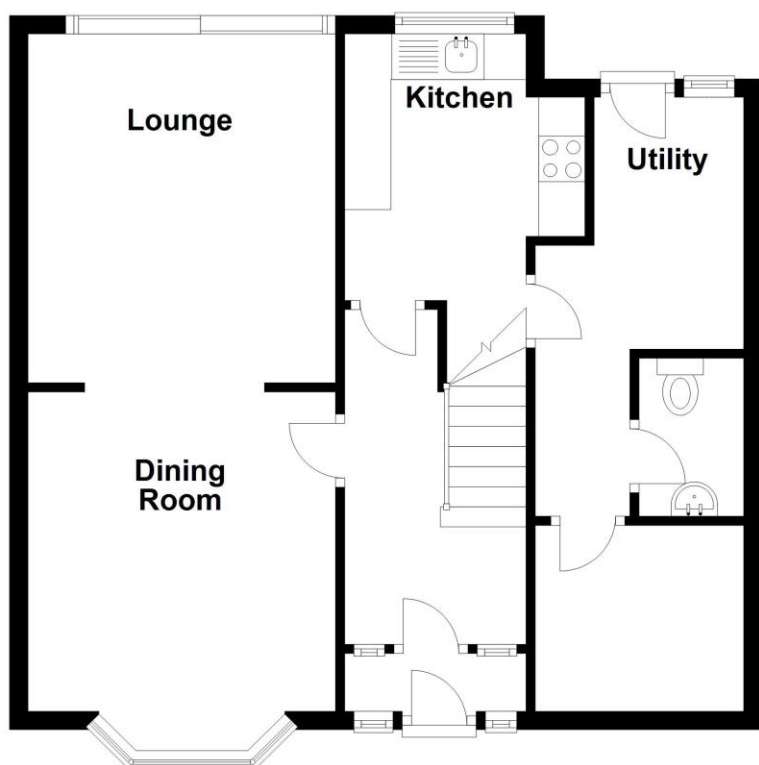
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour 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 – D

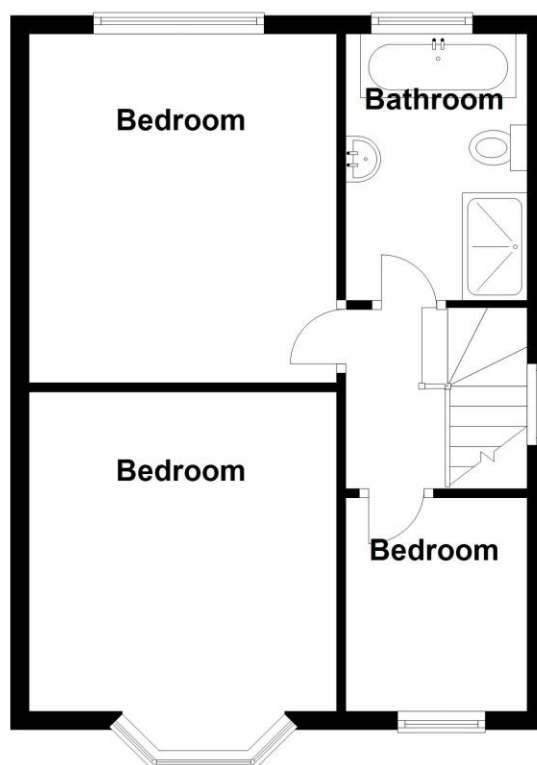
COUNCIL TAX BAND – B

FREEHOLD.

Ground Floor



First Floor



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

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