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**15 Quantock Close
Frankley
Birmingham
B45 0DT**

**Offers Invited £200,000
FREEHOLD**

**Semi- Detached Bungalow
Two Bedrooms
Lounge
Kitchen/Diner
Conservatory
Electric Heating & Double Glazing
Front & Rear Gardens
Driveway/Part Garage for Storage
FREEHOLD**

Well Presented Two Bedroom Semi-Detached Bungalow in a Quiet Cul-de-sac location within Frankley close to all amenities of Rubery High Street, Great Park and Longbridge Development And proximity to Waseley & Lickey Hills.

The accommodation briefly comprises, Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Two Bedrooms, Bathroom, Electric Heating, Double Glazing, Front & Rear Gardens, Driveway, Part Garage for Storage. FREEHOLD.

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



Approached via a gravel driveway. Double Glazed door leads into a welcoming Hallway with doors off.

LOUNGE
10'06" x 14'11" 3.20m x 4.54m
Double Glazed Patio Doors leads into Conservatory to rear elevation. Modern Fire Surround with Electric Fire, Wall Mounted Electric Heated Radiator, Wooden Flooring, Wooden Glazed Bifold Doors lead into Dining Area/Kitchen. Ceiling light point.

CONSERVATORY
11'01" x 9'11" 3.35m x 3.02m
Double Glazed Conservatory with Central Light Fitting overlooking garden.

KITCHEN/DINER
Dining Area
8'02" x 8'08" 2.48m x 2.64m
Double Glazed Window and Door out to rear patio area/Garden, Wooden Flooring Central light point, open plan to Kitchen area.

L-Shaped Kitchen Area.
8'05" x 6'11" x 14'3" x 6'03"
2.56m x 2.10m x 4.34m x 1.90m
Range of Wall Base and Drawer units with wood effect work top over, Leisure Range Electric Oven/Hob, Extractor fan over, Sink unit with mixer tap, Tiled Splash Backs, space for fridge freezer.

UTILITY
3'11" x 8'02" 1.19m x 2.48m
Wall and Base units wooden effect work tops, Tile Splashbacks, space for washing machine and dryer under counter. Door into Part Garage.

PART GARAGE/ STORAGE ROOM
7'07" x 9'10" 2.31m x 2.99m
With Wooden doors out to front elevation.

BEDROOM ONE
11'10" x 10'03" 3.60m x 3.12m
Double bedroom, Double Glazed Bay window to front elevation, Electric Heated Radiator, Central light point.

BEDROOM TWO/STUDY
7'082" x 7'02" 2.18m x 2.18m
Double Glazed window to front elevation, Electric Heated Radiator, Central light Point.

BATHROOM
5'06" x 10'02" 1.67m x 3.09m
Inset bath with mixer tap, Shower over Bath, Tiled surround and splashbacks, Low Level flush WC, Fitted vanity unit with wash basin with mixer tap.

REAR GARDEN
Landscaped rear garden with seating areas well stocked borders with mature planting, lawned area and two ponds one having a feature bridge across.

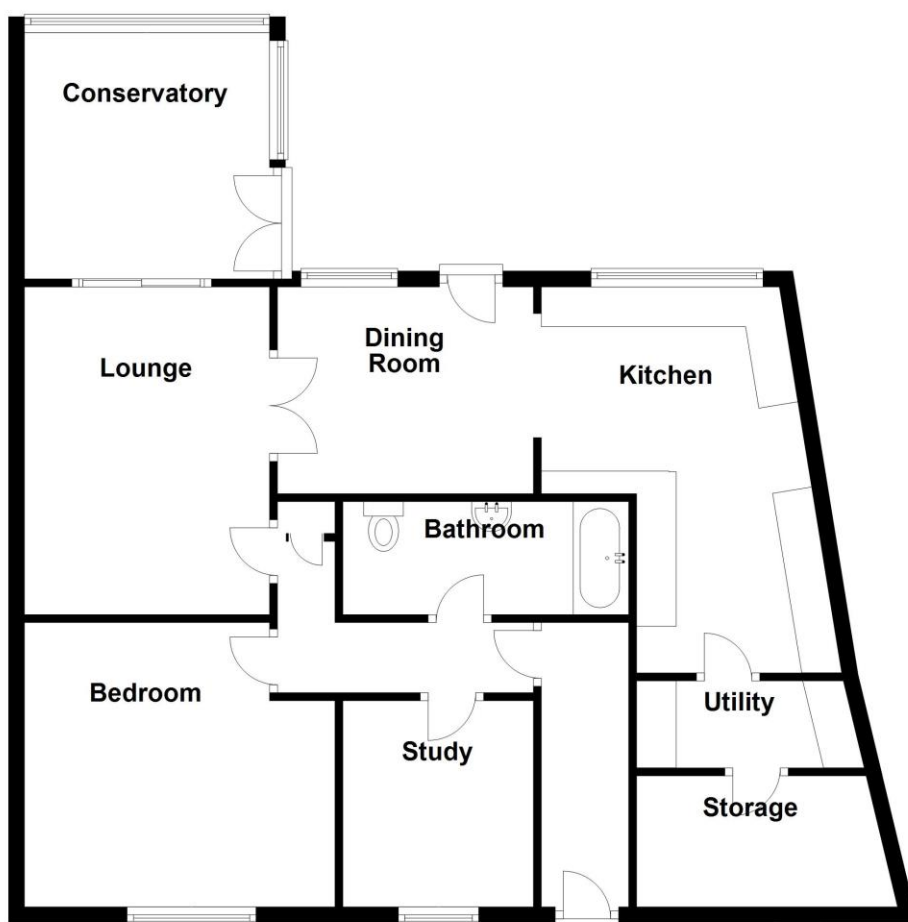
EPC Rating – F (with potential of upgrade to C)

Council Tax Band - B

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.

FLOOR PLAN

Ground Floor



Total area: approx. 89.5 sq. metres (962.8 sq. feet)

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