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**9 Beverley Road
Rubery
Birmingham
B45 9JG**

**Offers in Region of
£230,000**

**Semi Detached
Two Double Bedrooms
Lounge
Dining Room
Kitchen/Diner
Shower Room
Separate W.C
Double Glazing & Central Heating
Driveway/Parking
Freehold.**

GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM SEMI DETACHED PROPERTY IN A GREAT LOCATION CLOSE TO ALL AMENITIES.

This traditional Semi -Detached is located within a popular area of Rubery, conveniently located for all local amenities including shops, schools, buses and the M5 & M42 motorway network.

The accommodation briefly comprises, Entrance Hallway, Lounge, Dining Room, Kitchen/Diner, Two Double Bedrooms, Shower Room, Separate W.C. Driveway with parking, Good sized Rear Garden, Double Glazing, Gas Central Heating. No Chain - FREEHOLD.

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



Approached via Slabbed driveway, Double Glazed Porch leading to entrance door into a welcoming Hallway.

HALLWAY

12'6" X 4'01" 3.81m x 1.24m

Wooden Entrance Door, Aluminium Wooden framed double-glazed window to side elevation. Large storage cupboards for coats etc. small cupboard housing meters.

DINING AREA

14'10" x 8'05" 4.52m x 2.56m

Double Glazed Window to side elevation. Gas Central Heating Radiator, Fireplace housing Gas fire. Ceiling light and wall light. Stairs off to first floor, open plan to Lounge Area.

LOUNGE AREA

10'04" X 12'06" min 15'0" max (into Bay) 3.14m x 3.81m min 4.57m max (into Bay).

Double Glazed Bay window to front elevation. Fireplace with Fire surround and Electric Fire, Gas Central

Heating Radiator. Wall and Ceiling lights.

KITCHEN/DINER

14'11" x 7'10" 2.38m x 4.54m

Double Glazed window & Door leading to rear garden, stainless steel sink unit with mixer tap, modern fitted wall, base and drawer units with worktop, Tiled splash backs, plumbing and space for washing machine, space for cooker, fridge/freezer. Gas Central Heating Radiator, Space for Dining Table. Valiant Gas Combi Boiler.

BEDROOM ONE

8'09" x 9'07" min 12'0" max (into Bay) 2.66m x 2.92m min 3.65m max (into Bay).

Double bedroom with Double Glazed Bay Window to front elevation. Gas central heating radiator, central light point.

BEDROOM TWO

9'07" x 11'08" 2.92m x 3.55m

Double bedroom with Double Glazed window to the rear elevation, Gas Central

Heating Radiator, storage cupboard over stairs, central ceiling point.

SHOWER ROOM

5'01" min 9'06" max x 5'08" 1.54m min 2.89m max x 1.72m

Double-Glazed window to front & side elevation, shower cubicle with Electric Triton shower over, Tiled Splash backs and tiles to Floor, Vanity unit housing basin with mixer tap over, Heated Towel Rail.

SEPARATE W.C.

5'04" x 2'09" 1.62m x 0.83m

Double Glazed window to side elevation, Low Level W.C, Tiled walls.

GARDEN

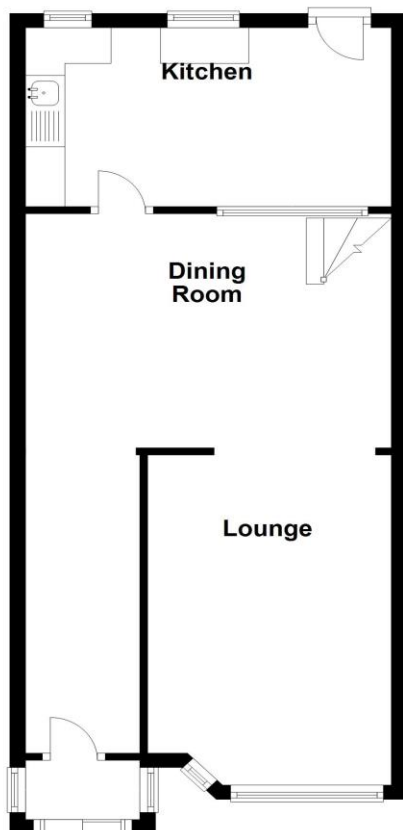
Good sized garden with Paved Patio Area, mainly laid to lawn with mature shrub borders and fenced boundaries. Sheds.

EPC - D

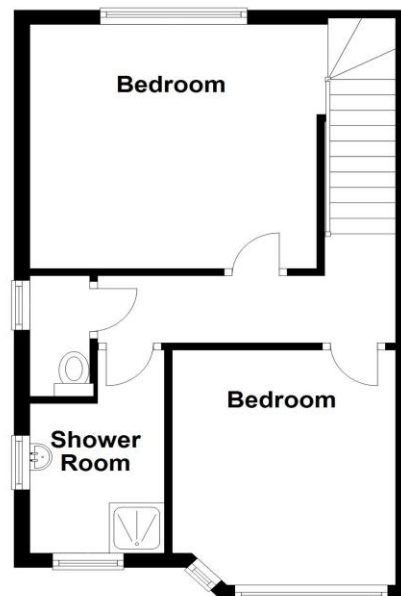
COUNCIL TAX BAND B

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.

Ground Floor



First Floor



Total area: approx. 85.1 sq. metres (916.4 sq. feet)