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**64 Cotswold Close
Rubery
Rednal
Birmingham
B45 0BD**

Offers Over £180,000

**End-Terrace Property
Three Bedrooms
Lounge
Kitchen/Diner
Gas Central Heating
Double Glazing
Front & Rear Gardens
Driveway/Garage
No Chain - FREEHOLD**

Three Bedroom End-Terrace Property, situated at the end of cul-de-sac in a convenient and well-connected location in Rubery Rednal close to all amenities. Ideal purchase for first time buyers and investors.

The accommodation briefly comprises, Entrance Porch, Hallway, Cloakroom, Lounge, Kitchen-Diner, Three Bedrooms, Shower Room, Gas Central Heating, Double Glazing, Front & Rear Gardens, Driveway & Garage, No Chain - FREEHOLD.

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



Approached via Tarmacadam Driveway leading to garage. Wrought Iron fenced fore garden leads to Double Glazed Porch Entrance.

PORCH
Double Glazed door & side window, With light and power. Cupboard housing electric meter. Door leading into Garage.

HALLWAY
13'10" x 5'10" 4.21m x 1.77m
Storage cupboard housing Alarm System, Stairs off to first floor, Gas central heating radiator, storage cupboard under stairs, door to under stairs cloakroom.

CLOAKROOM
4'0" x 2'09" 1.42m x 0.83m
Wall mounted corner basin with mixer tap Sani-flow W.C.

LOUNGE
11'11" x 11'09" 3.63m x 3.58m
Two Double Glazed windows to front elevation, Gas central heating radiator, Central light point.

KITCHEN/DINER
8'05" min 11'03"max x 17'11"
2.56m min 3.42m max x 5.46m
Double Glazed Windows and door to rear elevation. Wall, Base and Drawer units, Stainless Steel sink unit with mixer tap, tiled splashbacks. Space for washing machine and fridge. Two storage/pantry Cupboards one giving space for tumble dryer the other for freezer. Dining area with Gas central heating radiator.

LANDING
Loft access and storage cupboard.

BEDROOM ONE
14'03" x 8'09" min 11'08"max
4.34m x 2.66m min 3.55m max
Double Glazed window to front elevation. Fitted wardrobes, two fitted chests of drawers. Corner unit and matching bedside cabinets. Gas central heating radiator, central light point.

BEDROOM TWO
8'10" x 9'08" 2.69m x 2.94m
Double Glazed window to rear elevation. Fitted wardrobes. Gas central heating radiator, central light point.

BEDROOM THREE
8'11" x 8'01" 2.71m x 2.46m
Built in wardrobe, cupboard & chest of drawers, Double Glazed window to front elevation. Gas central heating radiator, central light point.

SHOWER ROOM
4'07" x 5'01" 1.39m x 1.54m
Double walk-in shower unit with shower over, vanity unit housing wash basin with mixer tap. Double Glazed window to rear elevation.

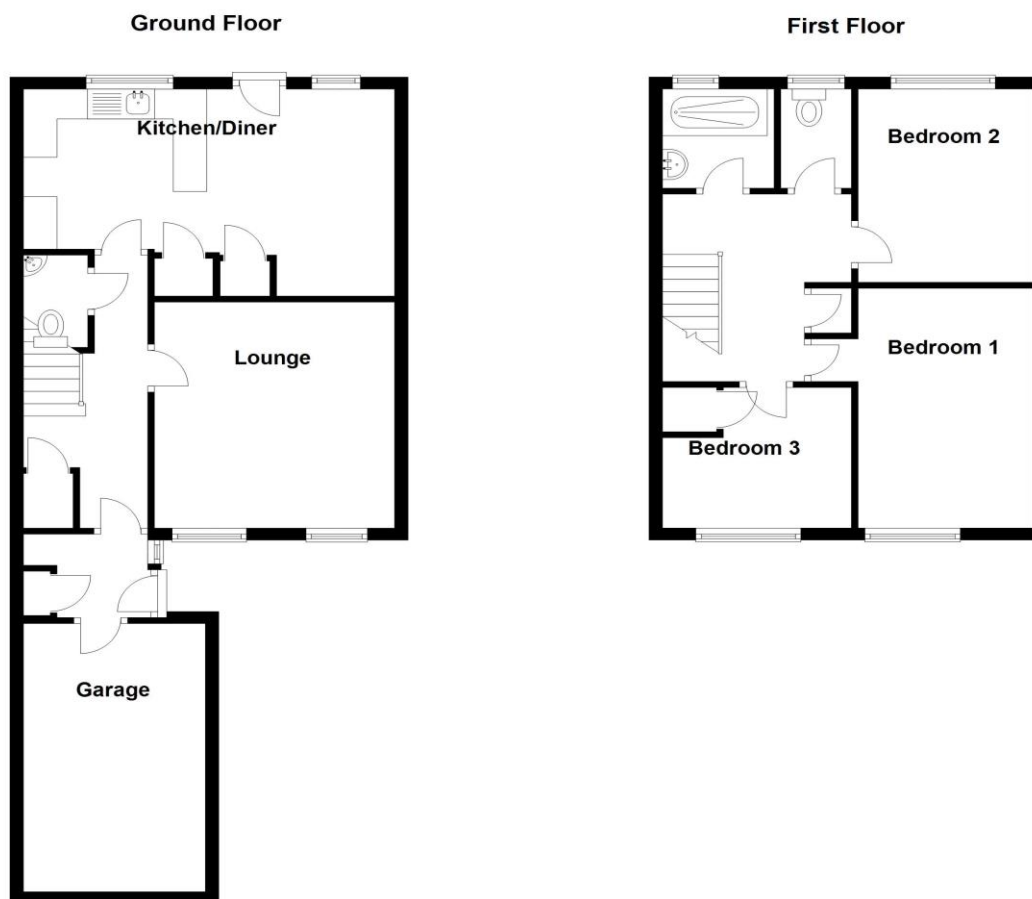
SEPARATE W.C
2'08 x 5'01" 0.81m x 1.54m
Double glazed window to rear elevation.

REAR GARDEN
Slabbed Patio Area, fully enclosed with hedge/fencing, laid to lawn with mature shrub borders, garden extends to side of property, rear gate access.

GARAGE
17'01" x 8'0" 5.20m 2.43m
Metal up & over door, internal door access into porch area, Gas meter & Worcester Bosch Combi Boiler. Light & power.

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



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

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