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**59 Hereford Close
Rubery
Rednal
B45 0BQ**

**Offers in Region of
£180,000**

**End Terrace
Three Bedrooms
Kitchen-Diner
Veranda
Lounge
Downstairs Cloakroom
Double Glazing & Central Heating
Block Paved Driveway
Rear Garden
FREEHOLD**

Gordon Jones is pleased to present this good sized three Bedroom end of terrace, located in a cul-de-sac position. Close to all Amenities including Leisure, Retail, Supermarkets and Transport Links for Buses and Motorways.

The accommodation briefly comprises, Porch entrance, welcoming hallway with stairs off to first floor to include three bedrooms and Shower room. The ground floor has downstairs Cloakroom, Kitchen-Diner, Veranda and Lounge. Ideal property for First Time Buyers & Investors.

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



Approached via a Block Paved driveway with shrub borders leading to Porch entrance with a Double-Glazed door, storage cupboard and cupboard housing meters. Wooden glazed door into.

HALLWAY
12'07" x 5'7" max
3.83m x 1.70m max

Hallway with storage Cupboard, Gas Central Heating Radiator, Stairs to First Floor. Storage space under stairs. Doors to.

CLOAKROOM
5'06" x 2'10" 1.67m x 0.86m

Wall mounted corner basin with taps and tiled splash back. W.C. Single glazed window to front elevation.

KITCHEN/DINER
11'04" x 15'09" 3.45m x 4.80m

Fitted Base wall and drawer units, Inset white porcelain Sink Unit with Mixer tap, Double Glazed window to rear elevation. Tiled splash backs over work tops. Electric Induction Hob &

Oven with extractor fan above. Dining area with window and glazed door leading into the veranda. Gas central heating radiator.

VERANDA
15'05" x 5'04" 4.69m x 1.62m

Timber framed single glazed with tiled floor and storage cupboard. Doors out to garden.

LOUNGE
17'06" x 10'06" 5.33m x 3.20m

Wooden Fire surround housing electric fire, Double glazed Bay window to front elevation, Single glazed wooden French doors lead into Veranda. Gas central heating radiator.

BEDROOM ONE
14'04" x 8'01" 4.36m x 2.46m

Double Glazed window to rear elevation. Gas central heating radiator, Central Light Point.

BEDROOM TWO
11'05" x 11'08" 3.47m x 3.55m

Double Glazed Window to rear elevation. Fitted wardrobes, gas central heating radiator, central Light Point.

BEDROOM THREE
11'05" x 6'09" 3.47m x 2.05m

Double glazed window to rear Elevation. Gas central heating radiator, centre light point.

SHOWER ROOM
6'10" x 5'09" 2.08m x 1.75m

Double glazed window to front elevation, Shower Cubicle with electric shower. Pedestal basin with taps, tiled splash backs. Low-level flush W.C. Gas central heating radiator.

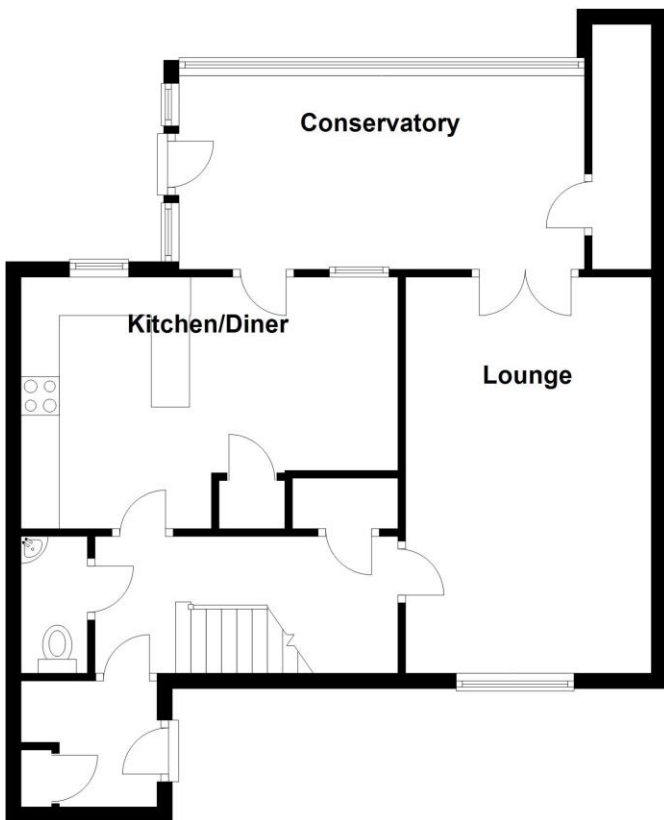
LANDING
Double glazed window to front elevation, Airing cupboard housing Baxi Combi boiler. Loft access.

EPC RATING – D
COUNCIL TAX BAND – B

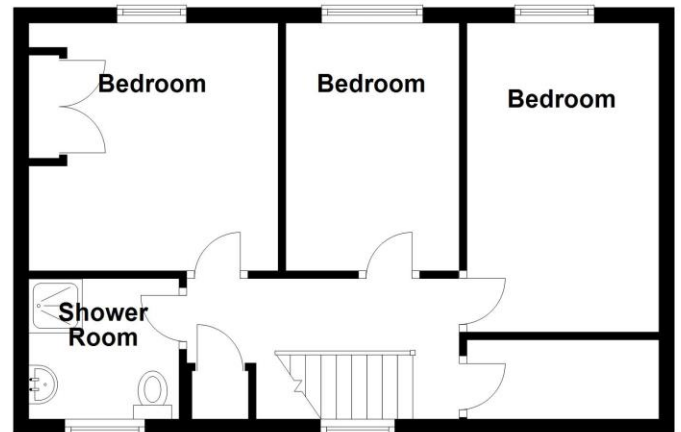
FREEHOLD.

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. 104.5 sq. metres (1124.8 sq. feet)

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