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**1 Bilberry Drive
Rednal
Birmingham
B45 9QY**

Offers Over £250,000

**3 Bedroom Semi-Detached
Corner Plot
Lounge
Study/Playroom
Kitchen/Diner
Fore, Side and Rear Gardens
Driveway & Garage to Side
Double Glazing & Central Heating
No Chain - Freehold**

THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON A CORNER PLOT REQUIRING MODERNISATION. LOCATED IN A GOOD POSITION CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS AND WALKING DISTANCE TO THE LICKEY HILLS.

The property briefly comprises of a Hallway, Kitchen/Diner, Lounge, Conservatory, Study/Playroom. Three good sized Bedrooms, Bathroom Separate W.C. Fore, Rear and Side Gardens, Garage & Driveway Parking. The property benefits from Central Heating and Double Glazing.

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



Situated in a quiet cul-de-sac on a corner plot. Lawned fore, side and rear gardens giving lots of potential for extensions to the property subject to planning permission. Block Paved Driveway & Garage, paved pathway leading to Double Glazed Entrance Door.

HALLWAY

11'0" x 5'03" 3.35m x 1.6m

Double Glazed Window and front door to side elevation. Gas central heating radiator, stairs off to first floor. Doors to.

KITCHEN/DINER

15'08" x 9'01" 4.77m x 2.76m

Double Glazed Windows and door to side elevation. Double Glazed window to rear elevation. Wall, Base and Drawer units, Stainless Steel sink unit with taps, tiled splashbacks. Space for washing machine, dishwasher, fridge/freezer. Storage Cupboard housing meters. Gas central heating radiator.

LOUNGE

15'01" x 12'02" 4.59m x 3.70m

Chimney breast with Tiled hearth housing Gas fire. Double Glazed windows and door

lead into conservatory, Sliding doors into 2nd Reception Central light point.

STUDY/PLAYROOM

9'11" x 6'03 3.02m x 1.90m

Double glazed window to front elevation, Gas central heating radiator. Door leading into hallway.

CONSERVATORY

10'09" x 10'0" 3.27m x 3.04m

UPVC Double Glazed Conservatory with French doors out to rear garden. Tiled floor, Central light & Fan.

BEDROOM ONE

14'03" x 10'0" 4.34m x 3.04m

Double Glazed window to front elevation. Gas central heating radiator, built in storage cupboard, central light point.

BEDROOM TWO

12'06" x 8'01" 3.81m x 2.46m

Double Glazed window to front elevation. Gas central heating radiator, central light point.

BEDROOM THREE

10'01" x 6'09" 3.07m x 2.05m

Double Glazed window to rear elevation. Gas central heating radiator, central light point.

BATHROOM

6'0" x 4'09" 1.82m x 1.44m

Double Glazed window rear elevation. Pedestal wash basin with taps, Panelled Bath with shower over. Airing Cupboard housing combi boiler.

SEPARATE W.C

5'10 x 2'06" 1.78m x 0.76m

Double glazed window to rear elevation. W.C.

REAR GARDEN

Laid to lawn with mature shrub borders, side gate access.

GARAGE

16'08" x 7'10" 5.08m x 2.38m

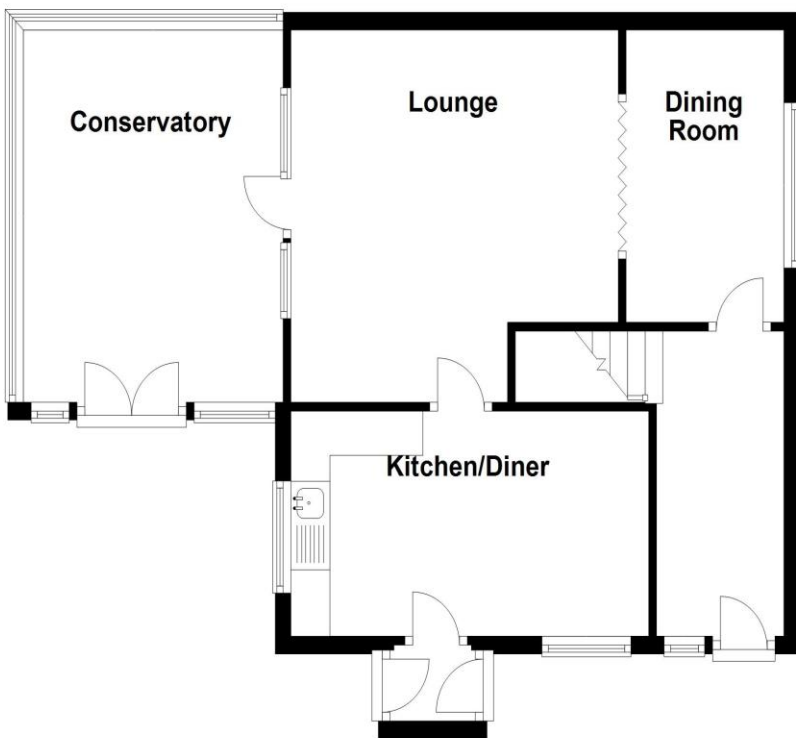
Metal up & over door, internal door access to rear garden.

EPC Rating – D

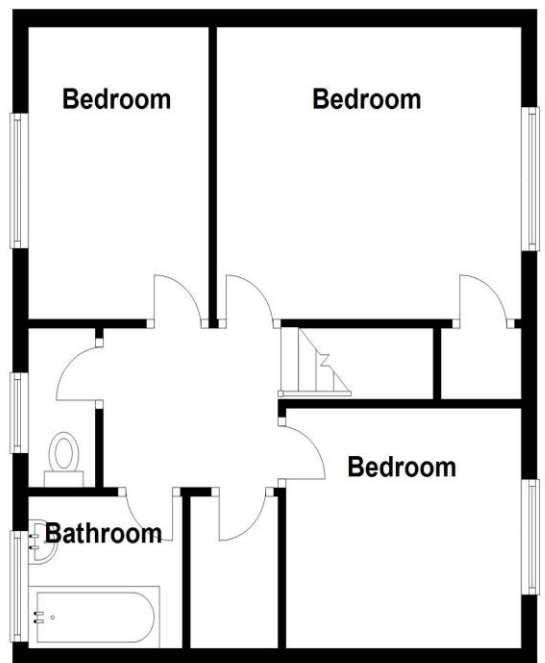
Council Tax Band – C

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. 102.9 sq. metres (1108.0 sq. feet)

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