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**102 Rubery Lane
Rubery
Birmingham
B45 9AY**

Offers Over £270,000

**3 Bedroom Detached Family Home
Detached Garage & Driveway
Lounge & Separate Dining Room
Kitchen
Conservatory
Downstairs Cloakroom WC
Front & Rear Gardens
Double Glazing & Central Heating
Freehold & No Upward Chain**

GORDON JONES ARE DELIGHTED TO PRESENT THIS THREE BEDROOM DETACHED FAMILY HOME IN A GREAT LOCATION CLOSE TO LOCAL AMENITIES.

The accommodation comprises: Entrance hallway, downstairs cloakroom WC, lounge, dining room, kitchen, conservatory. There are two double bedrooms, a single bedroom and family bathroom. There is a detached garage to the side of the property with a driveway. Fore and rear gardens. Double glazing & Central Heating System.

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



ENTRANCE HALLWAY

6'11" X 3'03" (2.1m X 1m)

Consumer unit, gas central heating radiator, with doors off to Cloakroom WC and Lounge.

CLOAKROOM WC

6'02" x 3'03" (1.8m x 1m)

Double glazed window to front, low level WC, wall mounted wash hand basin with taps over.

LOUNGE

**15' x 13'04" max/ 11'10" min
(4.5m X 4m max/ 3.6m min)**

Double glazed window to front, gas central heating radiator, fireplace with wooden surround, tiled back and marble hearth. Space for fire. Wooden glazed window and door leading to conservatory, further door to dining room and stairs off to first floor

DINING ROOM

10'01" X 9'06" (3.7m X 2.8m)

Double glazed window to front, gas central heating radiator. Door to kitchen.

KITCHEN

11'02" X 7'02" (3.4m X 2.1m)

Range of wall, base and drawer units. Stainless sink with mixer tap over. Space for fridge/freezer, cooker, washing machine and dish washer. Glow worm boiler. Double glazed window to rear and wooden framed door to conservatory.

CONSERVATORY

16'01" X 8' (4.9m X 2.4m)

Double glazed windows with double doors out to patio. Gas central heating radiator, lighting to ceiling and power socket.

LANDING

Double glazed window to rear, and doors off to:

BEDROOM ONE

9'11" to built-in wardrobe X 11'06" max/ 8'05" min

(3.2m X 3.5m max/ 2.5 min)

Double glazed window to front, built-in wardrobe and gas central heating radiator.

BEDROOM TWO

9'07" X 8'11" (2.9m X 2.7m)

Double glazed window to front, gas central heating radiator and loft access.

BEDROOM THREE

7'01" X 6'06" (2.1m X 1.9m)

Double glazed window to rear and gas central heating radiator.

BATHROOM

6'10" max/ 5'112 min X 4'05" (2.8m max/ 1.8m min X 1.3m)

Opaque double-glazed window to rear, gas central heating radiator, airing cupboard housing water tank. Basin with taps over, panelled bath with electric shower over, WC.

REAR GARDEN

A low maintenance paved garden with shrub borders. Access to the garage and gate to the front of the property.

GARAGE

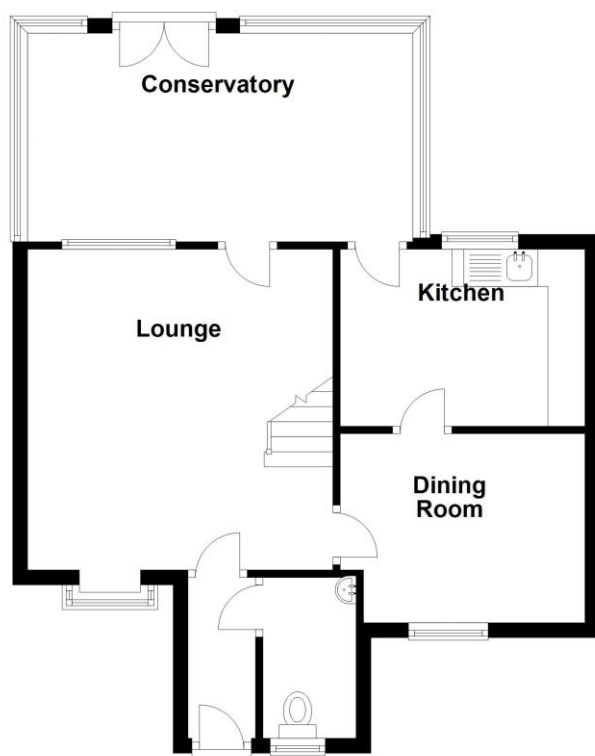
16'01" x 8'11" (4.9m X 2.7m)

EPC 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. 87.3 sq. metres (940.2 sq. feet)