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**33 The Avenue
Rednal
Birmingham
B45 9UE**

£240,000

**Semi-Detached
Two Double Bedrooms
Lounge/Dining Room
Kitchen
Conservatory
Downstairs Cloakroom
Double Glazing & Central Heating
Rear Garden with Large shed and Bar
FREEHOLD**

Gordon Jones is pleased to present this two-bedroom semi-detached property, located close to all amenities including shops, supermarkets and transport links for buses and motorways. The accommodation briefly comprises, double glazed entrance door, lounge, dining room leading into spacious fitted kitchen, Conservatory. Stairs to first floor to include two double bedrooms and shower room. Garden with large shed and Bar. Property benefits from newly installed Air Source heat pump & combi boiler. Ideal property for First Time Buyers & Investors.

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



Approached via a concrete crater print driveway providing parking for three cars, double-glazed entrance door leading into.

HALLWAY

8'02" x 3'4" 2.48m x 1.01m
Gas central heating radiator, double glazed window to side elevation, Wooden Flooring. Door leading to.

CLOAKROOM

7'01" x 2'08" 2.15m x 0.81m
Wall mounted basin, Low level flush W.C, Gas central heating radiator. Wooden Flooring.

LOUNGE

11'02" x 14'0" 4.31m x 3.40m
Double-glazed Bay window to front elevation, Gas central heating radiator, Central light point. Archway leading through to.

DINING ROOM

11'05" x 10'05" 3.47m x 3.17m
Gas central heating radiator, Central light point. Stairs off to first floor. Archway leading through to kitchen.

KITCHEN

14'11" x 9'02" 4.54m x 2.79m
Recently fitted Base wall and drawer units, inset Belfast sink unit with mixer tap. Double Glazed windows and door to rear elevation. Metro tiled splash backs over work tops. Combi Boiler fitted to wall. Electric Range with extractor fan above. Space for dishwasher, washing machine & dryer. Wooden Flooring. Two sets of ceiling lights. Door leading to.

CONSERVATORY

9'03" x 8'05" 2.81m x 2.56m
Double glazed with wooden floor, spotlights, door leading out to rear garden.

SHOWER ROOM

8'03" x 6'03" 2.51m x 1.90m
Double glazed opaque window to front elevation, Double walk-in shower cubicle with Electric shower. Vanity unit with inset basin and mixer tap, tiled splash backs. Low-level flush W.C.

BEDROOM ONE

12'0" x 10'0" 3.65m x 3.04m
Double Glazed Window to rear elevation. Gas central heating radiator, built in wardrobe, central light point.

BEDROOM TWO

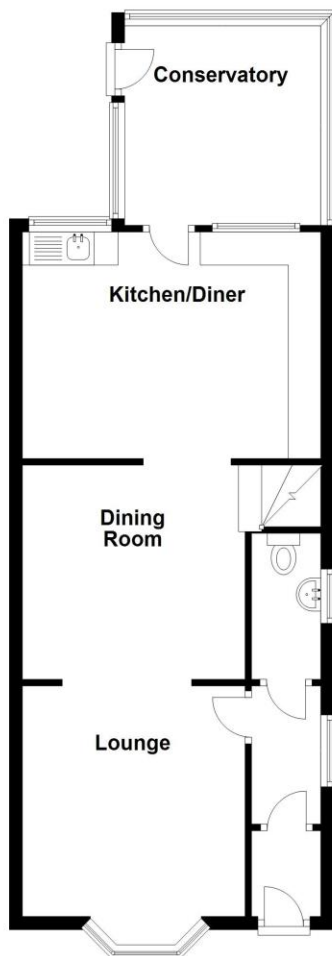
9'11" x 12'04" 3.45m x 2.54m
Double glazed window to front Elevation. Gas central heating radiator, Centre light point.

REAR GARDEN

Fully enclosed by fenced boundaries. Bar for entertaining & Large shed.

EPC RATING – E
COUNCIL TAX BAND – B

Ground Floor



First Floor



Total area: approx. 88.3 sq. metres (951.0 sq. feet)