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**18 Mitten Avenue
Rubery
Rednal
Birmingham
B45 0JB**

Offers Over £220,000

**Three Storey
Mid - Terrace
Three Bedrooms
Kitchen/Diner
Lounge/Dining Room
Downstairs Cloakroom
Double Glazing & Central Heating
Front & Rear Garden
Driveway Parking & Garage
FREEHOLD**

Gordon Jones is pleased to present this refurbished three-bedroom three storey property. Located close to all amenities including shops, supermarkets, Great Park Amenities and transport links for buses and motorways.

The accommodation briefly comprises of Hallway, Kitchen/Diner, Downstairs Cloakroom. Stairs leads to first floor Lounge/Dining room, Master Bedroom and family Bathroom, further stairs lead to second floor with doors off to Bedroom Two & Three. Ideal property for First Time Buyers & Investors.

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



Approached via a Tarmac driveway providing parking area with garage. Lawn laid to the front garden. Double-glazed entrance door leading into.

HALLWAY

13'04" x 5'07" 4.14m x 1.70m
Welcoming hallway with Tiled floor, Storage cupboard, stairs to first floor, understairs storage and utility area with plumbing for washing machine & Dryer. Gas central heating radiator and doors off to.

CLOAKROOM

5'05" x 2'09" 1.6m x 0.83m
Wall mounted basin, Low level flush W.C. Tiled splashback's & Flooring.

KITCHEN/DINER

16'03" x 8'0" 4.95m x 2.54m
Double Glazed window to front elevation. Newly fitted gloss base wall and drawer units, sink unit with mixer tap. Metro tiled splash backs over work tops. Cupboard housing newly fitted

Combi Boiler. Gas Hob with Electric oven, extractor fan above. Tiled flooring
Two sets of ceiling lights.

Stairs to First Floor.

LOUNGE/DINER

**22'10" x 8'05" min 11'02"max
6.95m x 2.56m min 3.40m max**
Double Glazed French Doors opening into rear garden, Double Glazed Velux window with blackout blinds to front elevation. Gas central heating radiators.

BATHROOM

8'04" x 6'10" 2.54m x 2.08m
Double Glazed Velux window with blackout blinds to front elevation. Luxury Jumbo Bath with tinted shower screen and shower over, pedestal wash hand basin with mixer tap. Low level flush W.C. Tiled floors & splashbacks. Gas central heated Towel rail.

BEDROOM ONE

14'07" x 8'05" 4.44m x 2.55m
Double Glazed Window to rear elevation. Gas central heating radiator, central light point.

BEDROOM TWO

11'11" x 11'03" 3.63m x 3.42m
Double glazed Velux window with blackout blinds to front Elevation. Gas central heating radiator, Centre light point.

BEDROOM THREE

8'11" x 8'04" 2.71m x 2.54m
Double Glazed Velux window with blackout blinds to front elevation. Gas central heating radiator and central light.

REAR GARDEN

Fully enclosed by fenced boundaries, Tiered Garden with Lawned area and patio. Door into integrated Storage space.

EPC RATING – D

COUNCIL TAX BAND – B

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.