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**29 Rousay Close
Rubery
Rednal
Birmingham
B45 0HP**

**Offers in Region of
£220,000**

**Three Bedroom Mid Terrace
Fitted Kitchen
Lounge
Shower Room
Double Glazing & Central Heating
Garage
Front & Rear Garden
Freehold.**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE-BEDROOM MID TERRACE PROPERTY WHICH HAS BEEN FULLY RENOVATED TO A VERY HIGH STANDARD, CLOSE TO ALL AMENITIES.

This immaculately presented home is conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network and Birmingham City centre. The accommodation briefly comprises, Entrance Hallway, Lounge, Re-Fitted Kitchen, Three Bedrooms, Shower Room, Landscaped Garden. Driveway with parking, Garage, newly fitted Double Glazing/Gas Central Heating System. - FREEHOLD.

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



Approached via Tarmacadam driveway leading to garage, Decked footpath leads up to a Double-Glazed composite front door leading into a welcoming Hallway.

HALLWAY

19'03" X 6'0" 5.86m x 1.82m

Double Glazed Composite Entrance Door leads into a welcoming hallway with stairs off to the first floor. Double glazed door leads to garage, Gas Central Heating Radiator. Cupboard for coats, further Oak doors lead to:

KITCHEN

11'08" x 12'09" 3.55m x 3.88m

Beautifully presented newly fitted Kitchen having a range of wall base & drawer units with a wood block worktop complimented by metro tiled splashbacks. Stainless Steel one and half bowl sink unit with mixer tap over. Integrated dishwasher, Gas hob with extractor above and Electric Double oven, space for washing machine & Dryer and space for American Fridge. Tiled floor with under floor heating. Two Double-Glazed

windows to front elevation. Spotlights to ceiling. Vertical Gas Central Heating Radiator.

LOUNGE

10'01" x 17'10" 3.07m x 5.43m

Floor length Double-Glazed window to rear elevation, Double-Glazed Patio Window to rear elevation. Gas Central Heating Radiator. Spotlights to ceiling.

BEDROOM ONE

12'0" x 8'08" 3.65m x 2.64m

Double bedroom with Double Glazed Window to front elevation. Gas central heating radiator, central light point.

BEDROOM TWO

10'07" x 8'09" 3.22m x 2.66m

Double bedroom with Double Glazed window to the rear elevation, Gas Central Heating Radiator, central ceiling point.

BEDROOM THREE

6'06" x 8'09" 1.98m x 2.59m

Double-Glazed window to rear elevation, Gas Central Heating Radiator, Central light point.

SHOWER ROOM

8'11" x 8'04" 2.71m 2.54m

Double-Glazed window to front elevation, Pedestal wash hand basin with mixer tap low level flush W.C. Gas centrally Heated Towel Rail. Walk-in wet room area with rainfall shower. Fully Tiled walls and floor with underfloor heating.

GARDEN

Landscaped rear garden with Decked Patio Area, mainly laid to lawn with fenced boundaries and rear gate access.

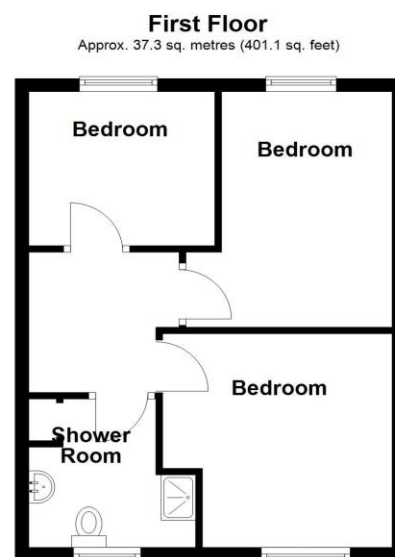
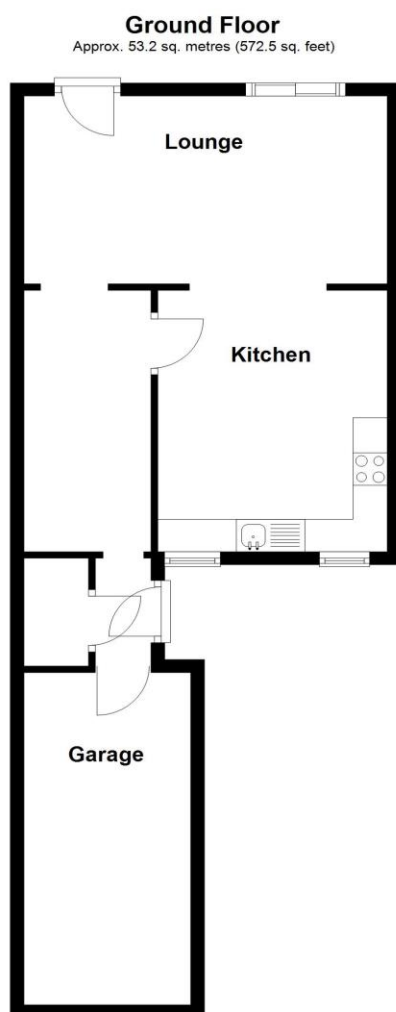
GARAGE

17'10" X 8'01" 5.43m x 2.46m

Metal up & Over Door Light & Power. Gas Combi Boiler.

EPC C - COUNCIL TAX BAND A

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.



Total area: approx. 90.5 sq. metres (973.7 sq. feet)