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**50 Newman Way
Rednal
Birmingham
B45 9LX**

**Offers in Region of
£225,000**

**Semi-Detached
Two Bedrooms
Kitchen
Lounge
Downstairs Cloakroom
Luxury Fitted Bathroom
Double Glazing & Central Heating
Driveway Parking with Garage
Front & Rear Gardens
Freehold**

Gordon Jones is pleased to present this two-bedroom semi-detached property in Rednal. Close to all amenities, shops, supermarkets, schools, buses and Motorway links. The accommodation briefly comprises, Hallway, Lounge, Kitchen, Downstairs Cloakroom, Two Bedrooms, Luxury Fitted Bathroom, Driveway Parking/Garage & Front & Rear gardens. Ideal purchase for first time buyers.

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



Approached via a Tarmacadam Driveway with parking area and Garage. Front garden laid to lawn. Double-Glazed Porch entrance with cupboard housing consumer unit and metres. Hallway entrance with storage cupboard and doors off to.

KITCHEN

7'04" x 7'02" 2.23m x 2.18m

Double-Glazed window to front elevation. Range of Wall, Base and Drawer units with Work top, tiled splash backs.

Stainless Steel inset Bowl with mixer tap. Integrated Gas Hob & Electric Oven with extractor fan over. Space and plumbing for washing machine.

DOWNSTAIRS CLOAKROOM

3'06" x 2'05" 1.06m x 0.73m

Wall mounted basin with mixer tap, low level flush W.C. Tiled floor & Splash backs.

Double-Glazed window to side

elevation. Wall Mounted Baxi Combi-Boiler

LOUNGE

13'11" x 15'09" 4.23m x 4.80m

Gas central heating radiator, Double-glazed door leading to patio area and rear garden. Wooden framed single window to rear elevation. Spiral staircase leading to first floor.

BEDROOM ONE

10'10" (max) 8'03" (min) x 11'09" to fitted wardrobes

3.30m (max) 2.51m (min) x 3.58m to fitted wardrobes

Double-glazed window to rear elevation. Fitted wardrobe's, Central heating radiator.

BEDROOM TWO

7'03" x 7'05" 2.20m x 2.26m

Double-glazed window to front elevation. Gas central heated radiator.

BATHROOM

9'04" x 5'07" 2.84m x 1.70m

Double-Glazed window to front & side elevation.

Free standing Bathtub with mixer taps. Tiled splash backs. Wall mounted glass effect basin with mixer tap, separate corner shower unit, Low level flush W.C. Gas central heated towel rail.

GARAGE

18'10" x 10'05" 5.74m x 3.17m

Light and Power, window and doors to rear garden area.

GARDEN

Rear Garden mainly laid to Lawn with mature shrubs and borders and paved patio area. Fenced boundaries.

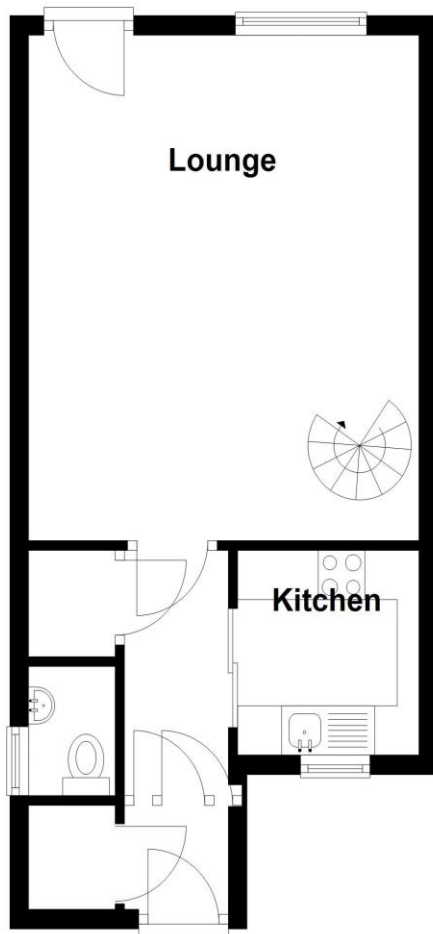
EPC RATING – C

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.

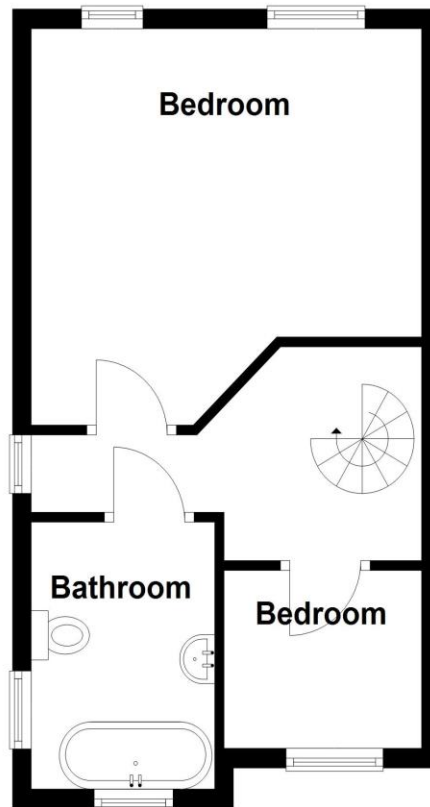
Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

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