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**30 Gannow Manor Crescent  
Rubery  
Rednal  
Birmingham  
B45 0LJ**

**Offers in Region of £175,000**

**Mid Terrace  
Two Bedrooms  
Kitchen/Diner  
Lounge  
Conservatory  
Bathroom  
Double Glazing & Central Heating  
Driveway Parking  
Rear Garden  
Freehold**

Gordon Jones is pleased to present this two-bedroom mid-terrace property in Rubery Rednal. close to all amenities, shops, supermarkets, schools, buses and motorway links. The accommodation briefly comprises, Porch entrance, Hallway, Kitchen, Lounge, Conservatory, Two Bedrooms, Bathroom, Driveway Parking, Rear Garden. Ideal purchase for First Time Buyers and Investors.

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



Approached via a tarmac driveway with parking area for two cars. Slabbed pathway/ramp leads to porch entrance with Double-Glazed Composite door. On entering the porch a further Double-Glazed door leads into hallway. Both doorways accommodate for wheelchair access.

#### HALLWAY

**12'11" x 5'05" 3.93m x 1.65m**  
Welcoming hallway with stairs off to first floor, storage cupboard, Gas central Heating Radiator. Doors to.

#### KITCHEN/DINER

**12'06" x 11'04" 3.81m x 3.45m**  
Double-Glazed bay window to front elevation. Range of Wall, Base and Drawer units with work top, tiled splash backs. Sink unit with mixer tap. Integrated Gas Hob with extractor fan over integrated double oven. Space and plumbing for washing machine and dishwasher, integrated fridge & freezer. Gas central heating radiator.

#### LOUNGE

**17'08" x 10'04" 5.38m x 3.14m**  
Gas central heating radiator, Double-glazed patio doors leading into conservatory.

#### CONSERVATORY

**8'10" x 10'08" 2.69m x 3.25m**  
UPVC Double glazed with doors leading into garden ceiling light/fan. Gas central heating Radiator.

#### BEDROOM ONE

**14'08" x 8'09" 4.47m x 2.66m**  
Double-glazed window to rear elevation. Built in Cupboard for storage. Gas central heating radiator.

#### BEDROOM TWO

**8'05" x 11'10" to wardrobes. 2.56m x 3.60m to wardrobes.**  
Double-glazed window to front elevation. Fitted Wardrobes.

#### BATHROOM

**8'08" x 5'05" (min) 6'11" (max) into shower. 2.64m x 1.65m (min) 2.10m (max) into shower.**  
Two opaque Double-Glazed windows to front elevation. Panelled Bath with mixer tap. Tiled splash backs. Vanity unit housing wash basin with mixer taps and W.C. Separate shower cubicle with electric shower. Gas central heated towel rail.

#### GARDEN

Low maintenance rear Garden laid with pathing slabs and block paving. Fenced boundaries with rear gate.

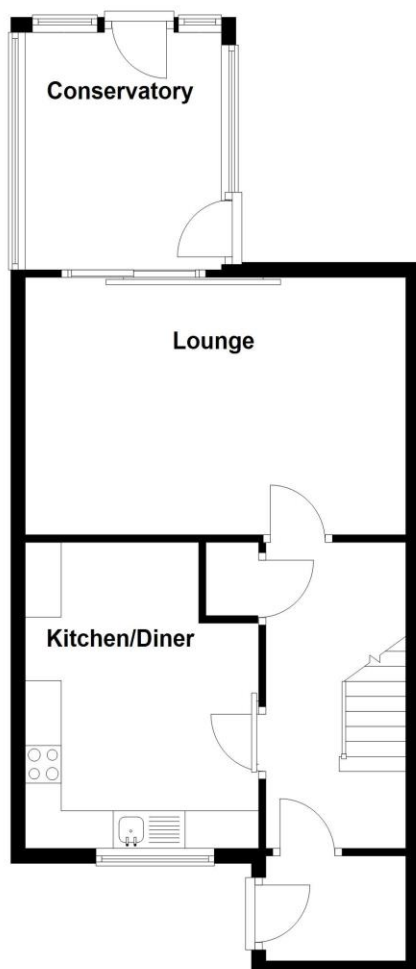
#### BRICK BUILT SHED

**6'03" x 5'0" 1.90m x 1.52m**  
Double Glazed entrance door accessed from patio area.

**EPC RATING – D  
COUNCIL TAX BAND – A**

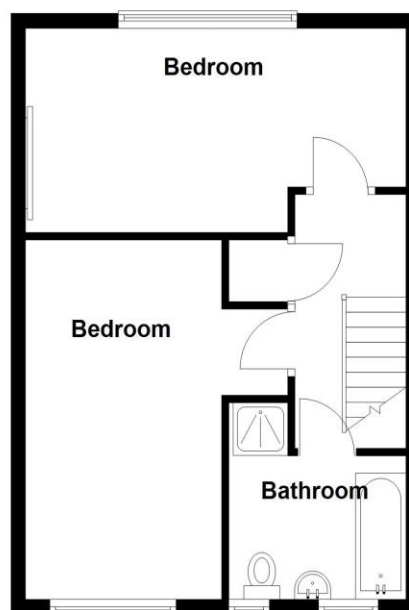
### Ground Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 92.1 sq. metres (991.8 sq. feet)

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.