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**7 Lancaster Avenue
Rednal
Birmingham
B45 9YQ**

**Offers in Region of
£230,000**

**Semi- Detached
Three Double Bedrooms
Kitchen/Diner
Lounge
Dining Room
Downstairs Cloakroom
Gas Central Heating & Double Glazing
Solar Panels
Driveway Parking
Front & Rear Gardens**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM SEMI-DETACHED PROPERTY IN NEED OF SOME MODERNISATION – IDEAL PURCHASE FOR FIRST TIME BUYERS.

conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network and Birmingham City centre.

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



The property is approached via a tarmac driveway with lawn and shrubs to the side. Pathway leads to side entrance. Double-glazed door leads into.



Stainless steel sink unit with mixer tap, space for washing machine & fridge. Double-glazed window to front elevation. Dining area has double-glazed window to front elevation and houses wall mounted combi boiler.



HALLWAY
11'08" x 4'06" 3.55m x 1.37m
Gas central heating radiator.
Doors to.

CLOAKROOM
6'10" x 2'11" 2.08m x 0.88m
Wall mounted basin with taps,
Low level flush W.C. Central heating radiator. Double glazed window to side elevation.

KITCHEN/DINER
(Kitchen Area) 16'04" x 7'10"
4.97m x 2.3m
(Dining Area) 8'06" x 6'05"
2.59m x 1.95m
L-shaped Kitchen/Diner, range of wall, Base and drawer units with work top over. fitted gas hob and oven with extractor fan above, tiled splashbacks.

LOUNGE
11'06" x 19'11" (max) 17'0" (min) to staircase.
3.50m x 6.07m (max) 5.18m (min) to staircase.
Stone fireplace, two gas central heating radiators, Aluminium wood framed double-glazed window to rear elevation. Stairs off to first floor. Archway leading to.

DINING ROOM
11'01" x 10'03" 3.37m x 3.12m
Aluminium wood framed double-glazed window to rear elevation Patio doors to side elevation leading to patio area. Gas central heating radiator.

BEDROOM ONE
18'11" x 10'02" 5.76m x 3.09m
Aluminium wood framed Double-glazed window to rear elevation, central heating radiator.

BEDROOM TWO
11'06" x 11'08" 3.50m x 3.55m
Aluminium wood framed double-glazed window to rear elevation.
Gas central heating radiator.

BEDROOM THREE
11'04" x 11'11" 3.45m x 3.63m
Double-glazed window to front elevation. Gas central heating radiator. Fitted wardrobes.

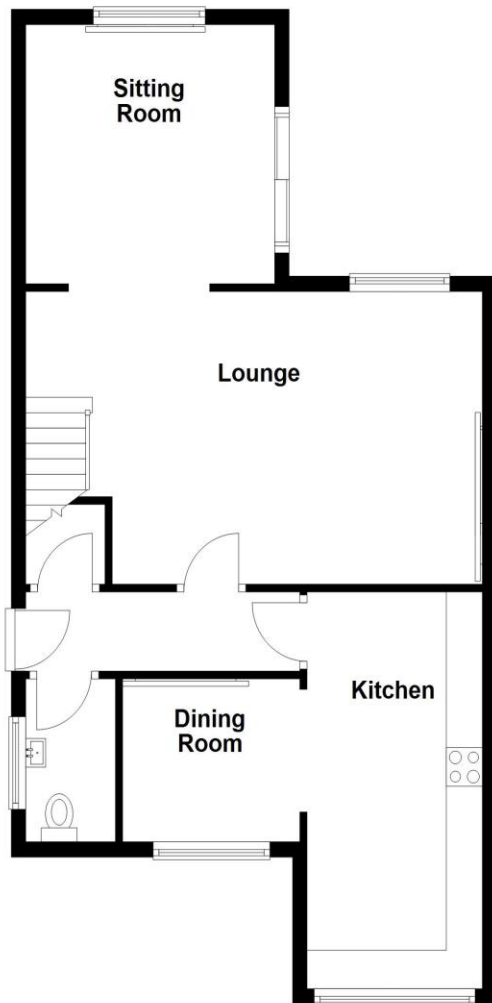
BATHROOM
8'04" x 6'04" 2.54m x 1.93m
Panelled bath with taps pedestal wash hand basin with taps.
Separate shower unit with electric shower.

FREEHOLD
EPC – C
COUNCIL TAX- 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.

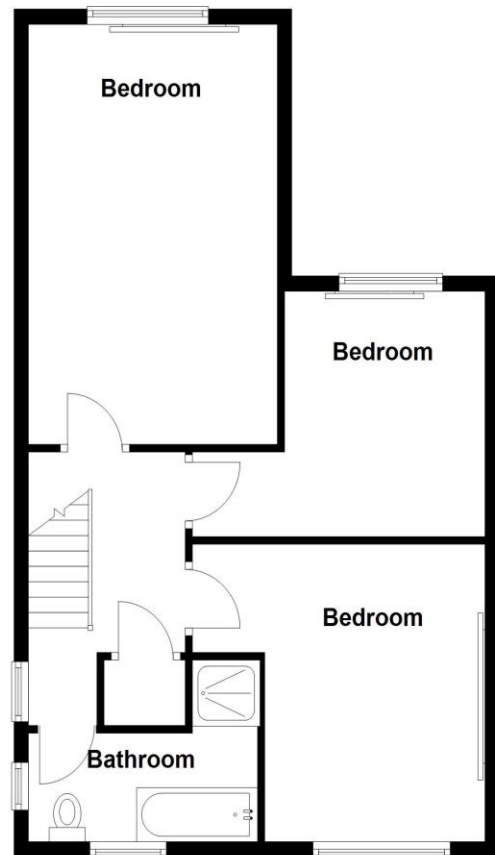
Ground Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

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