

137 New Road, Rubery, Birmingham, B45 9JR  
Tel: 0121 453 6880  
Fax: 0121 453 6935



**15 Rednal Hill Lane  
Rednal  
Birmingham  
B45 9LR**

**Offers Over £280,000**

**End-Terrace  
Three Bedrooms  
Lounge  
Kitchen/Diner  
Utility/Shower Room  
First Floor Shower Room  
Conservatory  
Double Glazing & Gas Central Heating  
Covered Gazebo with Jacuzzi  
Large Unit/Garage at Rear**

Gordon Jones is pleased to present this three-bedroom end of terrace in a popular location, close to all amenities.

The accommodation briefly comprises of Three Bedrooms, Lounge, Kitchen/Diner, Utility/Shower Room, Conservatory, First floor Shower Room, Rear Garden with Decked Patio area with covered Gazebo housing Jacuzzi. Large rear Garage/Unit previously used as a home business by the previous owners. OPEN DAY 5<sup>TH</sup> JULY 2025 – PLEASE CALL TO ARRANGE AN APPOINTMENT.

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



Approached via a gravel driveway with large parking area. Double -Glazed entrance door leading into hallway.

**LOUNGE**  
**12'07" x 13'11" 3.83m x 4.24m**

Double-Glazed window to front elevation. Gas central heating radiator, wooden fire surround with wood burning stove, door leading to storage under stairs. Quarry tiles laid to floor area. Door into.

**L'SHAPED KITCHEN/DINER**  
**8'1" x 16'0" x 15'0"**  
**2.46m x 4.87m x 4.57m**

Wall and base units with tiled splash backs over work top. Integrated Gas hob with extractor fan above, electric oven. Stainless steel sink unit with mixer tap. Family/Dining area has two gas central heating radiators and quarry tiled flooring. Doors lead to.

**UTILITY/SHOWER ROOM**  
**5'07" x 7'09" 1.70m x 2.36m**

Wall mounted basin with mixer tap. W.C. Shower cubicle with electric shower. Plumbing and space for washing machine & dryer. Double-Glazed window to rear elevation.

**CONSERVATORY**  
**6'05" x 18'0" 1.95m x 5.48m**

Double-Glazed Conservatory with brick dwarf walls, Double-Glazed doors lead out to a decked patio area with steps down to covered gazebo with hot tub.

**BEDROOM ONE**  
**10'06" X 9'07" 3.20m x 2.92m**

Double-Glazed window to front elevation, gas central heating radiator. Laminate flooring.

**BEDROOM TWO**  
**11'02" x 8'02" 3.60m x 4.48m**

Double-glazed window to rear elevation. Gas Central Heating Radiator.

**BEDROOM THREE**  
**7'07" x 8'07" 2.31m x 2.61m**

Double-Glazed window to rear elevation, gas central heating radiator, laminate flooring.

**SHOWER ROOM**  
**6'0" X 4'0" 1.82m x 1.21m**

Pedestal wash basin with taps, W.C., Shower cubicle with electric shower. Tiled splash backs, spotlights to ceiling.

**GARDEN**  
Decked patio with steps down to pathing slabs, fenced boundaries.

**GARAGE/STORAGE UNIT**  
**23'10 x 35'11" 7.26m x 10.94m**

Power & Lighting.

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

