

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.

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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

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.

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