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**10 Fairway Drive
Rednal
Birmingham
B45 9QT**

Offers Over £280,000

**Semi-Detached
Three Bedrooms
Lounge
Kitchen/Diner
Cloakroom
Double Glazing & Gas Central Heating
Paved Driveway
Front Garden
Garage with Utility/WC
Large Tiered Rear Garden**

Gordon Jones is pleased to present this three-bedroom semi-detached property in a popular location, close to all amenities and Lickey Hills.
The accommodation briefly comprises of Hallway, Lounge, Kitchen/Diner, Cloakroom, Garage with utility area and W.C. Paved driveway and front garden, Large rear tiered garden.
No onward Chain, Freehold.

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



Approached via a paved driveway and fore garden. Double-Glazed Porch entrance leading into hallway.

PORCH
6'11" x 3'02" 2.10m x 0.96m
 Brick Porch with Double glazed entrance door and window. Patio doors lead into hallway.

HALLWAY
9'06" x 5'03" 2.89m x 1.6m
 Fitted storage cupboard. Stairs to first floor, doors to.

LOUNGE
21'03" x 9'11" 6.47m x 3.02m
 Double-glazed window to front elevation. Gas central heating radiator, Brick built fire surround with Gas fire. Patio Doors leading out to the patio and garden. Door to.

KITCHEN/DINER
24'02" x 8'11" max 7'09" min
7.36m x 2.71 max 2.36 min
 Wall, base and drawer units with quartz work top, metro tiled splash backs.

Integrated Electric hob with extractor fan above, electric oven. Inset one and half bowl Stainless steel sink unit with mixer tap. Integrated fridge freezer. Space for dishwasher and washing machine. Dining area with gas central heating radiator. Doors lead into covered walkway which has a door leading out to the garden and entrance door into garage. Door to.

CLOAKROOM
4'10" x 2'09" 1.47m x 0.83m
 Small vanity unit with mixer tap and Low-level flush W.C.

BEDROOM ONE
14'07" x 8'06" to wardrobes.
4.44m x 2.59m to wardrobes.
 Double-Glazed window to front elevation, gas central heating radiator, Fitted Wardrobes.

BEDROOM TWO
12'07" x 8'01" max 6'01" min to wardrobes.
3.83m x 2.46m max 1.85 min to wardrobes.

Double-glazed window to front elevation. Gas central heating radiator fitted wardrobes.

BEDROOM THREE
10'01" x 6'11" 3.07m x 2.10m
 Double-Glazed window to rear elevation, gas central heating radiator.

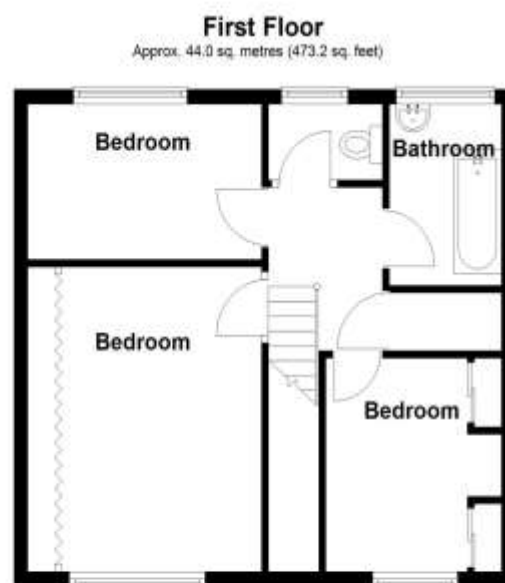
BATHROOM
6'0" x 4'9" 1.82m x 1.44m
 Double-glazed opaque window to rear elevation. Pedestal wash basin with taps, W.C. Panelled bath with shower over and shower screen. Gas central heating radiator.

SEPARATE W.C
5'08" x 2'05" 1.72m x 0.73m
 Double-glazed opaque window to rear elevation, W.C.

GARAGE/UTILITY/WC
20'0" x 7'09" 6.09m x 2.36m
 Power & lighting, utility area and W.C to rear of garage, side door leads into side covered passageway.

EPC RATING – D
COUNCIL TAX BAND – C

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.



Total area: approx. 120.0 sq. metres (1291.6 sq. feet)