

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



**39 The Avenue
Rednal
Birmingham
B45 9UE**

Offers Over £260,000

**Corner position
Three Bedroom Semi-Detached
Lounge/Diner
Kitchen
Downstairs Bathroom
Double Glazing & Central Heating
Driveway Parking
Front & rear gardens
Freehold**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME. LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO ALL AMENITIES.

Occupying a corner position with ample parking, front & rear gardens. The property briefly comprises of Hallway, Kitchen, Lounge/Diner, Downstairs Bathroom, Three bedrooms. The property benefits from Gas central heating & Double-glazing.

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



Approached via a gravel driveway with lawn and shrub border to side.

HALLWAY

Wooden entrance door with L-shaped hallway. Gas central heating radiators. Stairs to first floor and doors to.

KITCHEN

9'0" x 8'02" 2.74m x 2.54m

Double-glazed window to side and rear elevation.
Double-glazed door leading to rear garden and patio area.
Wall, base and draw units with worktop over and tiled splashbacks.
Sink unit with mixer tap, integrated Gas hob with electric oven below, extractor fan. Cupboard housing Worcester combi boiler. Space and plumbing for washing machine.

LOUNGE/DINER

14'09" x 10'09" x 21'0"
4.49m x 3.37m x 6.40m

L-shaped Lounge/Diner with Two Double-glazed Bay windows to front and side elevation.
Two gas central heating radiators.

BATHROOM

9'08" x 5'03" 2.94m x 1.6m

Downstairs Bathroom. Double-glazed opaque window to rear elevation.
Vanity unit housing wash hand basin with mixer tap. Low level flush W.C. Panelled bath with shower over, tiled splashbacks.
Built in storage cupboard.

FIRST FLOOR

BEDROOM ONE

9'09" x 11'07" (max) 9'08" (min) to fitted wardrobes.
2.97m x 3.53m (max) 2.94m (min) to Fitted wardrobes.

Double-glazed window to rear elevation. Built-in wardrobes and gas central heating radiator.

BEDROOM TWO

8'02" x 11'06" 2.48m x 3.50m

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

BEDROOM THREE

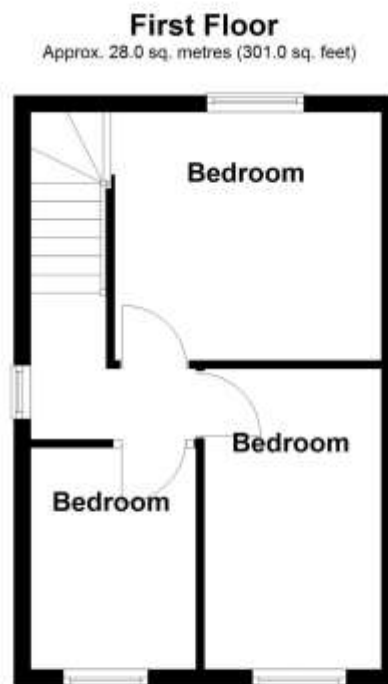
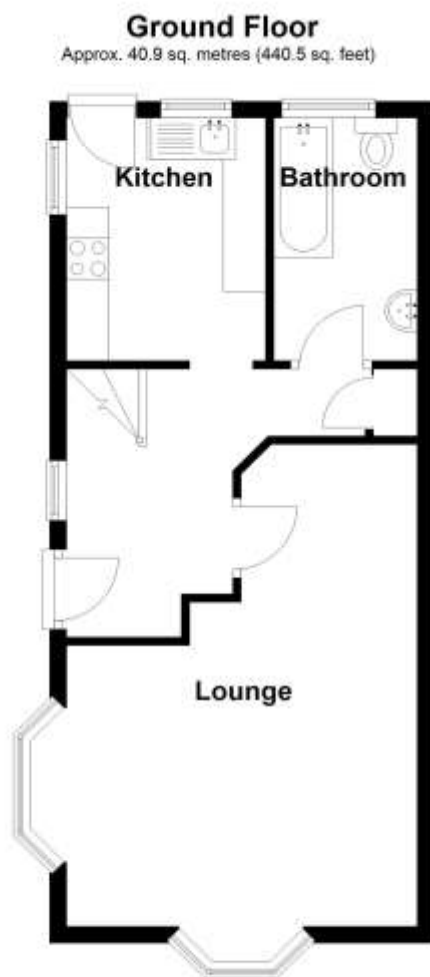
8'04" x 6'04" 2.54m x 1.93m

Currently used as an office.
Double-glazed window to front elevation.
Gas central heating radiator.

GARDEN

Paved Patio area with garden shed.
Garden laid to lawn on both sides with gravel walkway to further shed at rear.

EPC RATING – D
COUNCIL TAX BAND – B



Total area: approx. 68.9 sq. metres (741.5 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.