



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



**24 St. Columbus Drive
Rednal
Birmingham
B45 8TW**

**Offers in Region of
£110,000**

**Three Bedroom Duplex Flat
Second Floor
Living Room/Diner with Balcony
Kitchen
Bathroom with Separate WC
Close to Amenities & Transport
Links
Leasehold
97 Years Remaining**

GORDON JONES ARE PLEASED TO PRESENT THIS SECOND FLOOR THREE BEDROOM DUPLEX FLAT. LOCATED CLOSE TO ALL AMENITIES, SCHOOLS & TRANSPORT LINKS.

The property briefly comprises of Hallway, Kitchen, Lounge/Diner with Balcony, Three bedrooms, Bathroom & Separate W.C. The property benefits from Gas central heating & Double-glazing, in need of some modernisation.

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



Approached via a secure communal entrance with stairs up to the second floor. Covered walkway to front door.



Balcony.
Further double-glazed window to front elevation.
Gas central heating radiator.



BEDROOM TWO
11'05" x 9'0" 3.47m x 2.74m
Double-glazed window to rear elevation
Gas central heating radiator. Built-in wardrobe/cupboard.

HALLWAY
9'11" x 7'03" 3.02m x 2.20m
Double-glazed window and composite entrance door. Gas central heating radiator. Stairs to first floor and doors to.

BATHROOM
4'07" x 8'08" 1.39m x 2.64m
Double-glazed window to rear elevation, gas central heating radiator. Panelled bath with electric shower over, pedestal wash hand basin with taps.

BEDROOM THREE
11'07" x 7'04" 3.53m x 2.23m
Double-glazed window to front elevation.
Gas central heating radiator.

KITCHEN
9'6" x 8'09" 2.89m x 2.66m
Double-glazed window to rear elevation. Wall and base units with worktop over and tiled splashbacks. Stainless steel sink unit with taps, integrated gas hob with electric oven below. Wall mounted Alpha combi boiler. Space and plumbing for washing machine, space for fridge- freezer.

SEPARATE W.C.
2'05" x 5'09" 0.73m x 1.75m
Double-glazed window to rear elevation, low level flush W.C.

EPC RATING – C
COUNCIL TAX BAND – A

LOUNGE/DINER
16'07" x 14'06" (max) 11'11" (min)
5.04m x 4.41m(max) 3.63m (min)
Lounge/Diner with double-glazed french windows to front elevation leading to

BEDROOM ONE
14'07" x 9'0" 4.44m x 2.74m
Double-glazed window to front elevation. Built-in wardrobe/cupboard and gas central heating radiator.

LEASEHOLD
Lease 125 years from 23.6.1997.
97 Years Remaining.
Service Charge £531.37 per annum

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.

