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**1711 Bristol Road South
Rednal
Birmingham
B45 9PE**

Offers in Region of £210,000

**End of Terrace
Three Bedrooms
Lounge
Kitchen/Diner
Study/Playroom
Veranda
Rear Garden
Driveway Parking
No onward Chain**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM PROPERTY IN A GREAT LOCATION CLOSE TO ALL AMENITIES.

This family home is situated in Rednal offering a range of convenience stores with surrounding areas providing additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development including entertainment and restaurants. Rednal provides good transport links for commuters with easy access to the motorway network.

This property is offered with no upward chain. Viewing by appointment only.



This family home is set back from the main Bristol Road screened by a tall hedge creating privacy. Approached via a tarmacadam driveway with parking and double-glazed side door with covered passageway to rear. Double-glazed Porch entrance.

PORCH
8'06" x 2'08" 2.59m x 0.81m
Double-glazed entrance door to.

Electric Hob with extractor fan above, electric oven. Stainless steel sink unit with mixer tap double-glazed window to rear elevation. Space for table & chairs.

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

HALLWAY
11'02" x 5'10" 3.40m x 1.77m
Welcoming hallway with opaque double-glazed window to side elevation. Cupboard housing Meters. Gas central heating radiator.
Doors to.

STUDY/PLAYROOM
8'06 x 5'10" 2.59m x 1.77m
Double-glazed window to rear elevation. Gas central heating radiator. Storage space under stairs. Double-glazed door to covered passageway leading to veranda.

BEDROOM THREE
7'06" x 7'09" (min) 10'05" (max)
2.28m x 2.36m (min) 3.17m (max)
Double-glazed window to front elevation.
Gas central heating radiator.

LOUNGE
10' x 14'10" 4.26m x 3.27m
Double-glazed Bay window to Front elevation.
Gas central heating Radiator.

VERANDA
11'11" x 6'06" 3.63m x 1.98m
Door to rear garden.

BATHROOM
7'0" x 7'0" 2.13m x 2.13m
Double-glazed opaque window to rear elevation, panelled bath with mixer tap and shower attachment. Pedestal wash basin with mixer tap and W.C.

KITCHEN/DINER
14'08" x 10'09" min 13'11" max
4.47m x 3.27m (min) 4.24m (max)
L'shaped kitchen/diner with a range of wall base and draw units with wood effect work top and metro tiled splashbacks.

BEDROOM ONE
14'11" x 10'0" 4.54m x 3.04m
Double-glazed window to rear elevation. Gas central heating radiator.

Rear garden mainly laid to lawn with mature shrub borders.

BEDROOM TWO
10'11" x 9'05" 3.32m x 2.87m

EPC RATING – D
COUNCIL TAX BAND – B

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.

