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

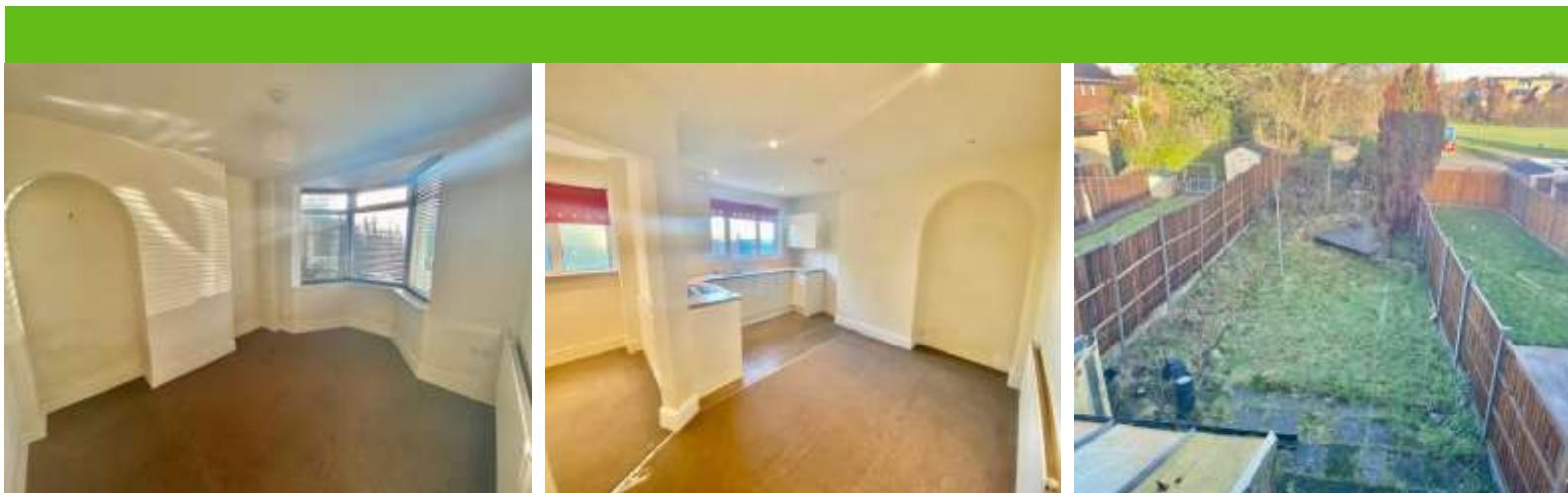
**Offers in Region of £210,000**

**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.

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