

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



**178 Callowbrook Lane
Rubery
Rednal
Birmingham
B45 9LB**

Offers Over £170,000

**Three Bedrooms
Mid Terrace
Lounge
Kitchen/Diner
Utility
Gas Central Heating
Double Glazing
Front & Rear Gardens
Freehold**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM FAMILY HOME IN A POPULAR RESIDENTIAL AREA.

This family home is situated close to a range of convenience stores on Rubery High Street with surrounding areas providing additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development including entertainment and restaurants.

Rubery/Rednal provides good transport links for commuters with easy access to Birmingham and the motorway network.

This property is offered with no upward chain.

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



Approached via a paved pathway with front garden laid to lawn edged by a wooden picket fence. Double-glazed entrance door leading into inner hallway.

UTILITY

6'9" x 6'4" 2.05m x 1.93m

Space for fridge freezer and cupboard storage.

KITCHEN/DINER

9'5" x 11'0" 2.87m x 3.35m

Double-glazed window to rear elevation and double-glazed rear door leading to garden.

Wall, base and drawer units with worktop over and tiled splashbacks. Stainless steel sink unit with mixer tap, integrated gas hob with electric oven below.

Storage cupboard housing Worcester Bosch Boiler, space and plumbing for washing machine.

LOUNGE

19'07" x 11'06" 5.96m x 3.50m

Lounge with double-glazed windows To front and rear elevation.

Two gas central heating radiators, Wooden fire surround with gas inset Fire.

BEDROOM ONE

11'10" x 10'08" 3.60m x 3.25m

Double-glazed window to front elevation. Built-in cupboard/storage and gas central heating radiator.

BEDROOM TWO

13'08" x 8'06" (max) 5'7" (min) 4.16m x 2.59m(max)1.70 (min)

Double-glazed window to rear elevation

Gas central heating radiator.

BEDROOM THREE

10'07" x 6'03" 3.22m x m

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

BATHROOM

5'06" x 7'05" 1.67m x 2.26m

Double-glazed opaque window to rear elevation.

Gas central heating radiator. Walk-in double shower unit with Triton electric shower, Vanity unit housing wash hand basin with mixer tap, W.C.

Rear garden laid to lawn with patio area.

**EPC RATING – D
COUNCIL TAX BAND – A**

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.

Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 sq. feet)