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**201 Park Way  
Rubery  
Rednal  
Birmingham  
B45 9WA**

**Offers in Region of  
£260,000**

**Three Bedroom End of Terrace  
Lounge  
Kitchen  
Dining Room  
Downstairs Cloakroom  
Double Glazing & Central Heating  
Driveway Parking  
Rear Garden  
Freehold.**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE-BEDROOM END OF TERRACE CLOSE TO ALL AMENITIES, SHOPS, SUPERMARKETS, GREAT PARK RESTAURANTS & LEISURE FACILITIES, SCHOOLS, LOCAL TRANSPORT LINKS, EASY ACCESS INTO BIRMINGHAM CITY CENTRE. ALSO CONVENIENTLY LOCATED FOR M5 & M42 MOTORWAY NETWORK. IDEAL PURCHASE FOR FIRST TIME BUYERS & INVESTORS.

The accommodation briefly comprises, Entrance Hallway, Cloak Room, Lounge, Dining Room, Kitchen. Three Bedrooms, Driveway Parking, Garden to rear. Double Glazing & Gas Central Heating. FREEHOLD.

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



**Approached via Tarmacadam  
Driveway with parking. Double-glazed entrance doorway into hallway.**

**HALLWAY**  
**3'05" x 8'11" 1.04m x 2.71m**  
Laminate flooring, gas central heating  
Radiator with stairs to first floor.  
Doors to.

**CLOAKROOM**  
**6'04" x 2'11" 1.93m x 0.88m**  
Double-glazed window to front  
Elevation, corner wash basin with taps, low level W.C. Gas central heating radiator.

**LOUNGE**  
**14'7" x 12'07" 4.44m x 3.83m**  
Double-glazed window to front elevation,  
Two gas central heating radiators.  
Laminate flooring with spotlights to ceiling,  
glazed double doors lead into dining room.

**DINING ROOM**  
**10'07" x 8'02" 3.22m x 2.48m**  
Laminate flooring, spotlights to

Ceiling. Double-glazed French doors  
Leading out to garden. Gas central heating  
radiator.

**KITCHEN**  
**9'01" x 9'03" 2.76m x 2.81m**  
Wall base & drawer units with worktop and  
tiled splashbacks. Stainless Steel sink unit  
with mixer tap over. Double Glazed  
window and door to rear elevation. Free-  
Standing oven, with extractor fan above,  
space for fridge/freezer, space and  
plumbing for washing machine.

**BEDROOM ONE**  
**8'03" x 12'11" to wardrobes.  
2.51m x 3.93m to wardrobes.**  
Double-glazed window to front elevation.  
Fitted wardrobes. Gas central heating  
radiator, central light point.

**BEDROOM TWO**  
**9'01" x 10'05" 2.76m x 3.17m**  
Double Glazed window to the rear  
elevation, Gas Central Heating Radiator,  
central ceiling point.

**BEDROOM THREE**  
**7'03" x 7'05" 2.20m x 2.26**

Double-Glazed window to front elevation,  
Gas Central Heating Radiator, built-in  
cupboard. Central light point.

**BATHROOM**  
**6'02" x 5'05" 1.87m x 1.65**  
Double glazed opaque window to rear  
elevation, panelled bath with shower over,  
pedestal wash basin with taps, tiled  
splashbacks. Gas central heating radiator.  
Spotlights to ceiling.

**LANDING**  
Double-glazed window to side elevation.  
Airing cupboard housing valiant combi  
boiler. Loft Access.

**GARDEN**  
Rear garden with patio area and lawn with  
fenced boundaries.

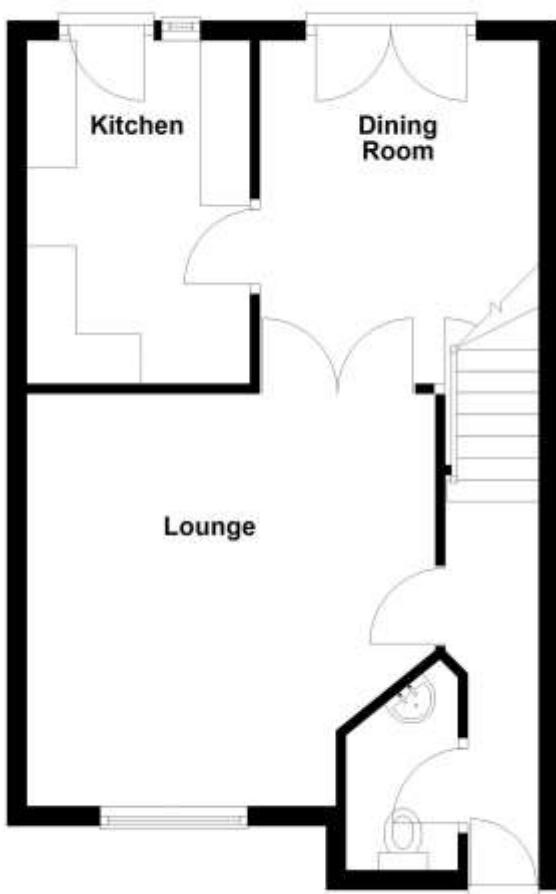
**EPC – C**

**COUNCIL TAX BAND C**

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. 41.5 sq. metres (446.4 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)