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**34 Leasowe Road
Rubery
Birmingham
B45 9TD**

Offers OVER £265,000.

**Three Bedroom Semi Detached
Through Lounge/Dining Room
Kitchen
Shower Room
Front & Rear Gardens
Garage with Parking
Double Glazing & Central Heating
Freehold.**

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

This Mucklow Built Semi-Detached family home set within a popular area of Rubery has a large rear garden and good-sized rooms, in need of some modernisation. Conveniently located for all local amenities including shops, schools, buses and the M5 & M42 motorway network. The accommodation briefly comprises: Porch, Entrance Hallway, Through Lounge/Dining Room, Kitchen, Three Bedrooms, Shower/Wet Room, Driveway and Garage. Front & Rear Gardens, Double Glazing, Gas Central Heating. Viewing is highly recommended. FREEHOLD

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



Approached via driveway with Lawned fore garden/pathway leading to a Double-glazed Porch Entrance/Double Glazed entrance door into Hallway.

HALLWAY
13'10" x 5'08" 4.21m x 1.72m
Gas central heating radiator, Stairs to first floor, Doors off to.

KITCHEN
13'06" x 7'0" 4.11m x 2.13m
Double Glazed Window with blinds to rear elevation, stainless sink unit with mixer tap, wall, base and drawer units, worktop, Tiled splash backs, space for oven, fridge/freezer and washing machine, gas central heating radiator, wall mounted Worcester Gas Combi Boiler.

LOUNGE/DINER
22'06" x 11'05" 6.85m x 3.47m
Brick Fireplace housing Gas Fire, Double Glazed French doors to rear elevation, Double Glazed Bay window with blinds to

front elevation, gas central heating radiator, TV Ariel Point.

BEDROOM ONE
13'05" max into Bay x 9'06" min to wardrobes 4.08m x 2.89m
Double bedroom having double glazed bay window with blinds to the front elevation, fitted wardrobes, gas central heating radiator.

BEDROOM TWO
10'11" x 11'05" 3.32m x 3.47m
Double Glazed window with blinds to rear Elevation, fitted wardrobe, Gas central heating radiator.

BEDROOM THREE
7'08" x 7'11" into eaves (restricted head height) 2.33m x 2.41m
Double Glazed window with blinds to front elevation, Gas Central Heating Radiator.

SHOWER/WET ROOM
7'10" x 7'02" 2.38m x 2.18m
Opaque Double-Glazed window to rear elevation, Electric shower, Pedestal wash hand basin, Tiled splash back to walls, W.C.

GARAGE
14'11" x 7'05" 4.54m 2.26m
Metal up and over door.

GARDEN
Sunny aspect, Stone Patio Area, large lawn with fence and hedge borders.

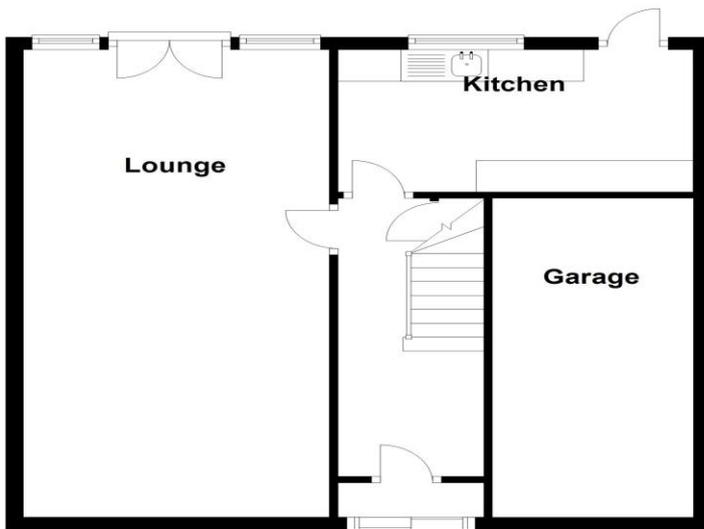
EPC Rating C

COUNCIL TAX 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. 56.8 sq. metres (611.3 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)