



**Cock Hill Lane, Rednal BIRMINGHAM B45 9YH**



**welcome to**

## **Cock Hill Lane, Rednal BIRMINGHAM**

\*\*\*THREE BED SEMI-DETACHED HOME\*\*\*TWO RECEPTION ROOMS\*\*\*INTEGRAL GARAGE\*\*\*DRIVEWAY TO THE FRONT\*\*\*PRIVATE REAR GARDEN\*\*\*CORNER PLOT\*\*\*EARLY VIEWING RECOMMENDED\*\*\*

### **Agent Note**

This property is council tax band B.

### **Entrance Porch**

Central heating radiator.

### **Entrance Hallway**

3 Storage cupboards.

### **Lounge**

19' 9" x 11' 6" ( 6.02m x 3.51m )

Double glazed sliding doors to garden.

### **Dining Room**

11' x 8' 9" ( 3.35m x 2.67m )

Double glazed window to rear, wall mounted gas fire.

### **Kitchen**

11' 5" x 6' 9" ( 3.48m x 2.06m )

Double glazed window, central heating radiator, tiled to splash prone areas, sink & drainer, integrated gas hob & oven, plumbing for washing machine, range of wall & base units with worksurfaces over.

### **Bedroom 1**

11' 9" x 11' 1" ( 3.58m x 3.38m )

Double glazed window, central heating radiator.

### **Bedroom 2**

11' 9" x 9' 7" ( 3.58m x 2.92m )

Double glazed window, central heating radiator.

### **Bedroom 3**

9' 8" x 7' ( 2.95m x 2.13m )

Double glazed window, central heating radiator.

### **Bathroom**

Double glazed frosted window, low level flush w/c, wash hand basin, bath with electric shower over.

### **Loft Space**

Partially boarded, insulated.

### **Parking**

Driveway for two cars and a garage.





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## Cock Hill Lane, Rednal BIRMINGHAM

- Three Bedroom Semi Detached Home
- Perfect for First Time Buyers or Growing Families
- Two Reception Rooms
- Integral Garage
- Driveway to the Front

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£230,000**



Total floor area 103.8 m<sup>2</sup> (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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