



- EXTENDED SEMI DETACHED HOUSE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN
- DOWNSTAIRS GUEST WC
- SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- REAR GARDEN WITH PATIO TO FORE
- SIDE PASSAGE
- NO UPWARD CHAIN



**RODLINGTON AVENUE, BIRMINGHAM, B44 9UJ - OFFERS IN THE REGION OF  
£100 005**

It is a pleasure to offer for sale this fantastic semi detached family home finished to a good standard. Benefiting from double glazing and gas central heating (both where specified). The interiors offer; hallway leading into a welcoming generous living room, and fitted kitchen with side passage and guest cloakroom/w.c.. To the first floor are two double bedrooms and a family shower room. Outside is a driveway allowing off road parking for multiple cars and access to side passage. To the rear is a well sized low maintenance garden with patio to fore and lawn area. Viewing comes highly recommended to appreciate size, location and potential of this fantastic home! NO UPWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT!

Accessed from the fore via driveway offering off road parking, leading to;

**HALLWAY:** Stairs to first floor, radiator and doors into;

**LIVING ROOM:** 17'01 x 14'03: A great size living area with radiator and double glazed window to rear.

**FITTED KITCHEN:** 10'08 x 9'0: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob, tiling to splashback, space and plumbing for washing machine and radiator.

**GUEST W.C:** Close couple W.C, wash hand basin and double glazed window to front.

**LANDING:** Double glazed opaque window to side and doors into;

**BEDROOM ONE:** 14'03 x 9'11: A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO:** 12'0 x 8'0: A further good size double bedroom with double glazed window to front and radiator.

**SHOWER ROOM:** Fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

**REAR GARDEN:** A good size garden with paved patio area and lawn with fencing to borders.

**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



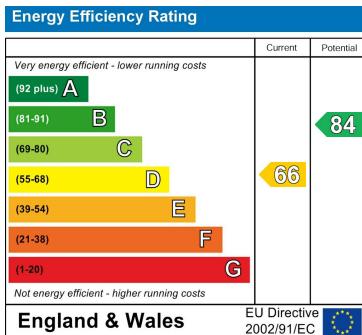
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37 Rodlington Avenue, Birmingham, B44 9UJ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.