



## 14A Farmdale Grove, Rednal, Birmingham, B45 9NA

Offers Over £150,000

- Renovation Project
- Bathroom (no working bathroom)
- Freehold
- Two double bedrooms
- Off Road Parking
- CASH BUYERS ONLY
- Lounge, Kitchen (no working kitchen)
- Owned Solar Panels
- No upward chain

# 14A Farmdale Grove, Birmingham B45 9NA

Dunedin welcomes a two bedroom mid terrace house in need of full renovation, the property benefits from off road parking and owned solar panels, situated in a quiet cul-de-sac within close proximity to many amenities and public transportation.

**\*\* No upward Chain\*\***



Council Tax Band: B



#### DESCRIPTION

The property in brief comprises, porch, lounge with bay window, kitchen with door into rear garden, stairs to first floor landing, master bedroom, double bedroom two with built in storage, and bathroom.

\*\*\* Please note there is no working kitchen and bathroom in the property and can only be sold to cash buyers \*\*\*

#### OUTSIDE

The front of the property has lawn, path to front door, off road parking.

The rear of the property has a paved patio, lawn, fenced boundaries.

#### LOCATION

The property is situated within walking distance of Rubery and is well positioned for local transport plus easy access to the M42 and M5. Rubery enjoying a number of facilities, including shops, cinema, restaurants and a supermarket. Longbridge development & Longbridge train station close by. Lickey Hills & cofton park easily accessible.

#### LOUNGE

14'05 x 11'09

#### KITCHEN

12'00 x 8'06

#### MASTER BEDROOM

11'09 x 8'06

#### BEDROOM TWO

11'10 x 7'06"

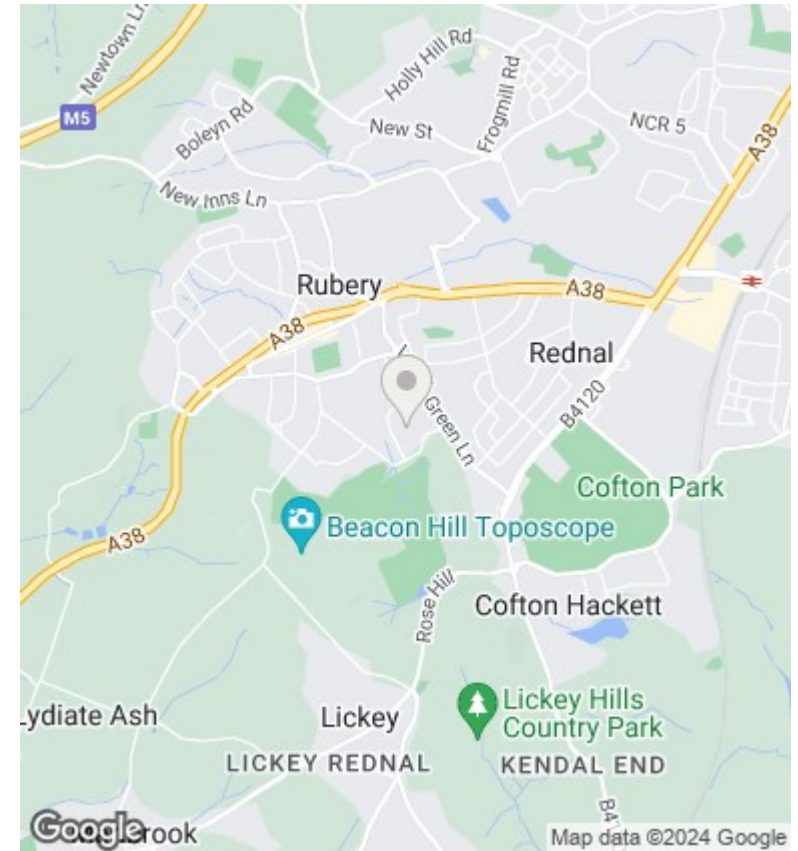
#### TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and

would advise the buyer to obtain verification from their solicitor.

Council Tax Band - B (Birmingham)

EPC Rating - B



## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>91</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	