



## Charnwood Close, Rubery, Rednal, B45 0JX

- Garage en bloc
- Private Garden
- Solar Panels
- Gas Central Heating
- Three bedrooms
- EPC Rating B
- Council Tax Band B
- Double Glazing Throughout

**Offers In The Region Of £195,000**





# Charnwood Close, Rubery, Rednal, B45 0JX

## DESCRIPTION

A very well presented three-bedroom end terraced home situated in a quiet residential neighbourhood in Frankley, Birmingham. The property provides three well proportioned bedrooms, a separate kitchen, dining room, and living room alongside well-kept, low maintenance front and rear gardens, and garage en bloc.

The property is accessible via a pedestrian walkway alongside a low maintenance lawn to the front. With gas central heating, solar panels to the roof, and double glazing throughout, the property is ready for someone to make it their home. Near the front entrance there is externally accessed storage, internally the accommodation comprises a welcoming porch entrance. A spacious lounge complete with understairs storage and gas fire occupies the front of the property and leads through to the kitchen and dining room which is complete with patio doors leading to the rear garden. The kitchen area includes wall and base level units with complimentary work surfaces and tiled splashback, with space for all kitchen appliances.

The upstairs accommodation provides three good sized bedrooms, complimented with a modern, fully tiled family bathroom with over bath shower and W.C.

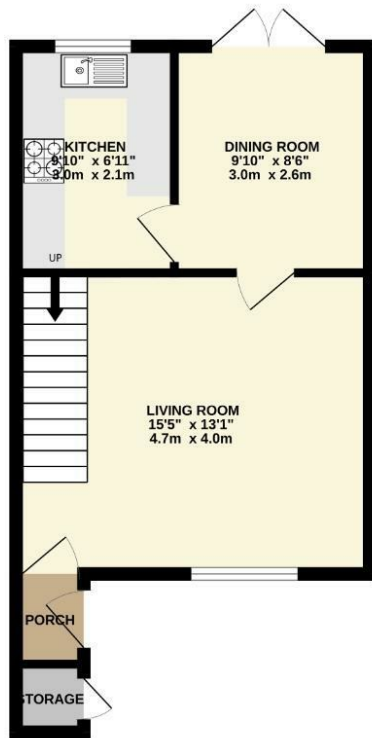
The back of the property provides a tiered low maintenance rear garden with a combination of grass lawn and paved patio area and pathway, mature trees also provide the garden privacy.

The property is positioned in a quiet residential neighbourhood in Frankley, Birmingham with readily accessible transport links very close by allowing easy access to surrounding areas including Birmingham City Centre. The property additionally boasts nearby local amenities and supermarkets.

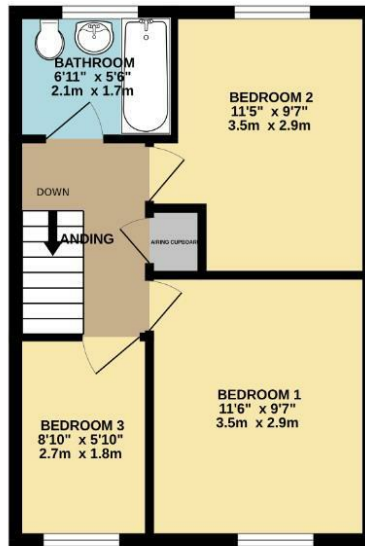




GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

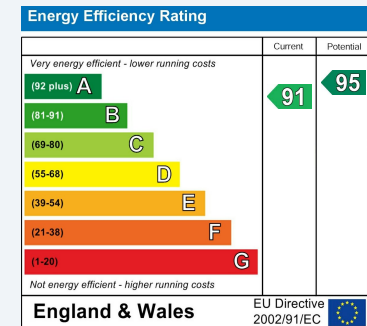
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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