

137 New Road, Rubery, Birmingham, B45 9JR
Tel: 0121 453 6880
Fax: 0121 453 6935



**22 Edgewood Road
Rednal
Birmingham
B45 8SB**

Offers in Region of £210,000

**Semi-Detached House
Three Bedrooms
Lounge
Kitchen/Diner
Driveway/Garage
Front & Rear Gardens
No onward Chain
Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS THREE-BEDROOM SEMI-DETACHED PROPERTY. LOCATED WITHIN EASY REACH OF LOCAL SHOPS, SCHOOLS & AMENITIES.

Within close proximity of motorway/transport links. The property briefly comprises of hallway, Family Lounge, Kitchen/Diner, Three bedrooms, Family Bathroom, Front and rear gardens. The property benefits from Gas Central Heating and Double Glazing. In need of some modernisation. Ideal purchase for first time buyers and investors. Freehold with no onward chain.

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



Property is approached via a pathway, with front lawn and hedged frontage. A UPVC door opens into hallway.

HALLWAY

5'11" x 8'06" 2.59m x 1.80m

Gas central heating radiator, cupboard housing metres, stairs leading to first floor, doors to;

LOUNGE

14'04" x 11'0" 4.36m x 3.35m

Double glazed window to front elevation. Wooden Fire surround with fitted gas fire, Gas central heating radiator, laminate flooring.

KITCHEN/DINER

18'3"x 10'01" (max) 8'03" (min)

5.56m x 3.07m (max) 2.51(min)

Range of base units with worktops and tiled splashbacks. Stainless Steel sink unit with mixer tap. Pantry, fitted wall cupboards, gas central heating Boiler. Two double glazed Windows to

rear elevation. Double glazed door to rear with access to storage shed, W.C and gates to side driveway, garden and patio area.

Landing

7'11" x 7'01" 2.41m x 2.15m

Double glazed window to side elevation, Loft access, Doors to;

BEDROOM ONE

12'07" x 11'08" 3.83m x 3.55m

Built in Wardrobes, Double glazed Window to front aspect. Central heating Radiator. Ceiling light point.

BEDROOM TWO

12'05" x 7'11" 3.78m x 2.41m

Double glazed window to rear aspect. Gas central heating Radiator. Ceiling light point.

BEDROOM THREE

8'0" x 8'06" (max) 6'06" (min)

2.43m x 2.59m (max) 1.98m (min)

Double glazed Window to front aspect. Fitted cupboard over bulkhead. Central heating Radiator. Ceiling light point.

BATHROOM

4'10" x 8'0" 1.47m x 2.43m

Pedestal Wash basin with taps, WC. Panelled bath with mixer tap and shower head. Tiled splash back areas. Ceiling light. Centrally Heating Radiator. Double glazed Window to rear aspect.

PRIVATE REAR GARDEN

Fully fenced with Patio area. Lawn with shrubs and garden shed.

TENURE

Property is believed to be freehold subject to confirmation of a Solicitor.

EPC Rating: D

Council Tax Band: B

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.