Rice Chamberlains
ESTATE AGENTS LLP

24 Charnwood Close

Rubery, Rednal, Birmingham, B45 0JZ

Offers Over £190,000

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****THREE BEDROOM END OF TERRACE HOME WITH GARAGE!!** We are delighted to offer to the market this three bedroom, end of terrace family home, situated in this popular location, which is ideally placed for local amenities, commuter links and motorway networks. The accommodation comprises; entrance hallway, kitchen and living/dining room with French doors providing access to the rear garden, which also benefits from an outside storage shed. To the first floor there are three bedrooms and a shower room. The property further benefits from a single garage situated in a separate block, double glazing and central heating. Energy Performance Rating TBC. To arrange your viewing, please contact our Kings Norton Office.**
Disclaimer – Please note that this property is being sold by a family member of an employee of Rice Chamberlains LLP.

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Tenure
We have been informed that the vendor is currently in the process of purchasing the Freehold of the property, and it is anticipated that the property will be Freehold upon completion. However, we have not inspected or verified the legal title or the arrangements relating to the purchase of the Freehold. All interested parties are advised to obtain confirmation of the tenure and any associated matters from their Solicitor or Surveyor prior to committing to the purchase.

Council Tax
According to the Direct Gov website the Council Tax Band for Charnwood Close Rubery, Rednal, Birmingham, B45 0JZ is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.

Approach
The property is approached via front lawned area with pathway leading to front entry door opening into:

Entrance Hallway
With stairs giving rise to the first floor accommodation, central hating radiator, ceiling light point and doors opening into:

Living Room
15'5" max x 15'1" max (4.708 max x 4.615 max)
With double glazed French doors giving views and access to the rear garden, further double glazed window to the rear aspect, two ceiling light points, central heating radiator, decorative fireplace with wooden surround and under stairs storage cupboard.

Kitchen
9'6" x 8'9" (2.905 x 2.680)
With a matching selection of wall and base units with work surfaces over incorporating integrated oven and four ring gas hob with extractor over, space facility for washing machine, fridge freezer and dishwasher, sink and drainer with mixer tap over, double glazed window to the front aspect and ceiling light point.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into useful over stairs storage cupboard and doors opening into:

Bedroom One
8'11" max x 10'9" to front of wardrobes (2.719 max x 3.280 to front of wardrobes)
With double glazed window to the front aspect, central heating radiator, ceiling light point and fitted wardrobes with sliding doors.

Bedroom Two
7'11" max x 12'6" max (2.417 max x 3.813 max)
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Three
6'11" x 7'9" (2.117 x 2.369)
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Shower Room
6'2" x 5'3" (1.899 x 1.601)

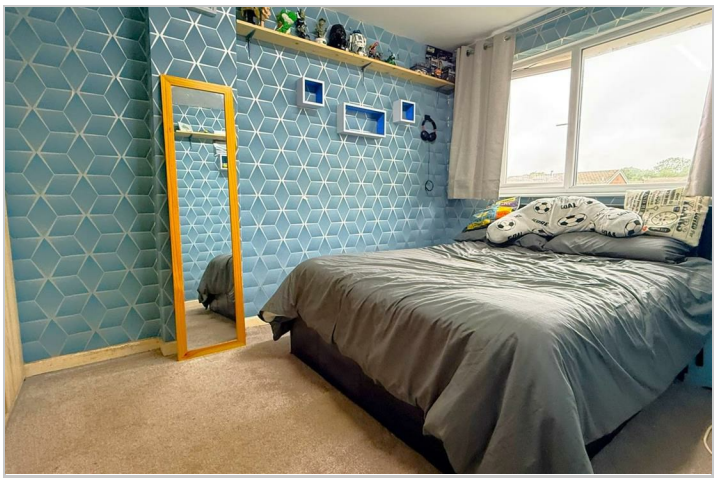
With double glazed obscured window to the front aspect, ceiling light point, ceiling mounted extractor fan, walk-in shower cubicle with mains powered shower over, wash hand basin on vanity unit, low flush push button WC and tiling to walls.

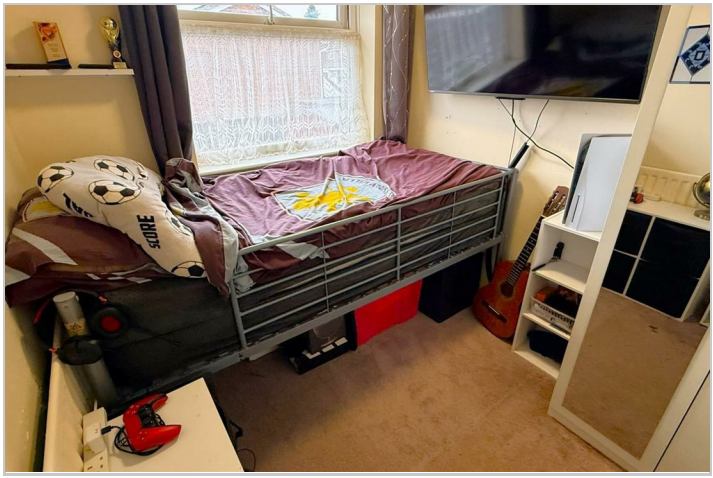
Rear Garden

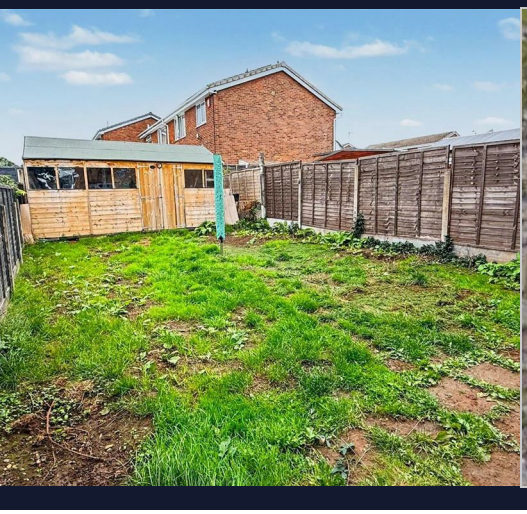
Being accessed from the living room or the side access point leads to a lawned area with a timber framed shed.

Garage in Separate Block

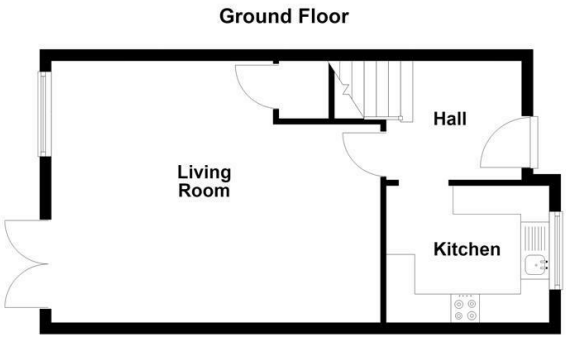
Not inspected.

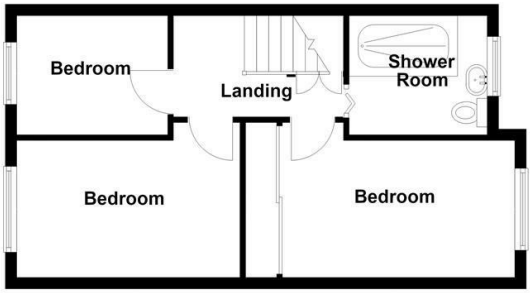






Floor Plan



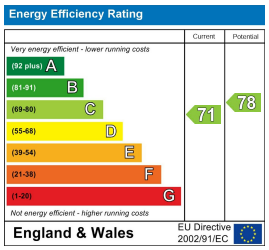


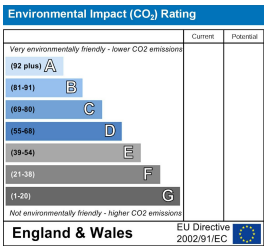
NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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