

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



**44 Honiton Crescent
Northfield
Birmingham
B31 1TF**

Offers in Region of £180,000

**End of Terrace
Two Bedrooms
Lounge
Kitchen
Double Glazing
Gas Central Heating
Front & Rear Gardens
Garage & Driveway Parking
No Chain**

Gordon Jones are pleased to present this Two Bedroom End of Terrace Property situated in a convenient and well-connected location in Northfield close to all amenities. Ideal purchase for first time buyers and investors.

The accommodation briefly comprises, Entrance Porch, Lounge, Kitchen, Two Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Front & Rear Gardens, Garage, Driveway Parking. No Chain.

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



Approached via driveway with fore garden laid to lawn. Double-glazed Porch entrance door.

LOUNGE
15'09" x 13'05" into bay
4.80m x 4.08m into bay
Double-glazed bay window to front elevation, gas central heating radiator. Laminate flooring, central light fitting. Cupboard housing meters.

KITCHEN
12'08" x 7'09" 3.86m x 2.36m
Double-glazed window and door to rear elevation. Wall, base & drawer units with worktop and metro tiled splashbacks. Stainless steel sink unit with mixer tap. Integrated gas hob and electric oven with extractor fan above. Space for fridge/freezer, space & plumbing for washing machine. Wall mounted Worcester Bosh Combi-boiler. Under stairs storage cupboard. Stairs to first floor.

BEDROOM ONE
12'09" x 8'04" 3.88m x 2.54m
Double-glazed window to rear elevation. Gas central heating radiator, storage cupboard above stairs void.

BEDROOM TWO
10'11" x 8'01" 3.32m x 2.46m
Double-glazed window to front elevation, gas central heating radiator.

BATHROOM
7'11" x 7'03" 2.41m x 2.20m
Double-glazed opaque windows to front and side elevation. P-shaped panelled bath with rainfall shower over. Tiled splash backs. Vanity unit housing wash basin with mixer tap, low level W.C. Gas central heating radiator and heated towel rail.

GARDEN
Wooden decked patio with lawn area, fully fenced boundaries.

GARAGE
18'01" x 8'04" 5.48m x 2.54m
Concrete Garage with wooden double doors.

EPC - 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.