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**15 Leasowe Road  
Rubery  
Birmingham  
B45 9TB**

**Offers in Region of £290,000**

**Semi-Detached  
Three Bedrooms  
Kitchen  
Dining Room  
Lounge  
Front & Rear Gardens  
Gas Central Heating  
Double Glazing  
Garage & Driveway**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM FAMILY HOME, IN A POPULAR LOCATION CLOSE TO ALL AMENITIES.

This Mucklow Built Semi-Detached property is located within a popular area of Rubery. It has good-sized rooms throughout, a large garden, ideal family home in need of some updating. Conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network.

The accommodation briefly comprises: Porch, Entrance Hallway, Dining Room, Lounge, Kitchen, Three Bedrooms, Bathroom, Driveway and Garage. Front & Rear Gardens, Double Glazing, Gas Central Heating. Viewing is highly recommended. FREEHOLD



Approached via paved Driveway with Double-glazed porch entrance to.

#### HALLWAY

**13'11" x 5'08" 4.24m x 1.72m**

Welcoming hallway with wooden glazed entrance door, stairs off to first floor. Gas central heating radiator. Doors to.

#### DINING ROOM

**11'05" x 12'09" (into bay)**

**3.47m x 3.88m (into bay)**

Double-glazed bay window to front elevation. Gas central heating radiator, central ceiling light fitting.

#### LOUNGE

**17'06" x 11'06" 5.33m x 3.50m**

Large Double-glazed window to rear elevation, Wooden glazed door to the side leading out to patio area. Wooden fireplace with marble back and hearth housing gas fire. Gas central heating radiator. Central light fitting.

#### KITCHEN

**13'05" x 7'0" 4.08m x 2.13m**

A range of wall, base and drawer units with work top and tiled splashbacks. Free standing electric oven. Stainless steel sink unit with mixer tap, double-glazed window to rear elevation, double-glazed window and door to rear elevation. Space and plumbing for washing machine. Gas Central Heating radiator, central light fitting.

#### BEDROOM ONE

**13'06" into Bay x 9'04" to wardrobes. 4.11m x 2.84m**

Double-glazed bay window to front elevation, gas central heating radiator. Built in mirrored wardrobes, central light fitting.

#### BEDROOM TWO

**11'05" x 11'0" 3.35m x 3.47m**

Double-glazed window to rear elevation. Pedestal wash basin with taps, built in wardrobe. Gas central heating radiator, central light fitting.

#### BEDROOM THREE

**8'0" x 7'09" 2.46m x 2.36m**

Double-glazed window to front elevation. Gas central heating radiator. Central light fitting.

#### BATHROOM

**7'11" x 7'02" 2.41m x 2.18m**

Double-glazed opaque window to rear elevation. Panelled bath with taps. Corner shower unit with shower. Pedestal wash basin with taps. W.C. Fully tiled walls, gas central heating radiator.

#### GARAGE

**15'05" x 7'05" 4.69m x 2.26m**

Worcester boiler located here together with gas/electric meters.

#### GARDEN

Large rear garden with paved patio. Brick built storage shed, lawn with shrub borders.

**EPC RATING – D  
COUNCIL TAX BAND – C**

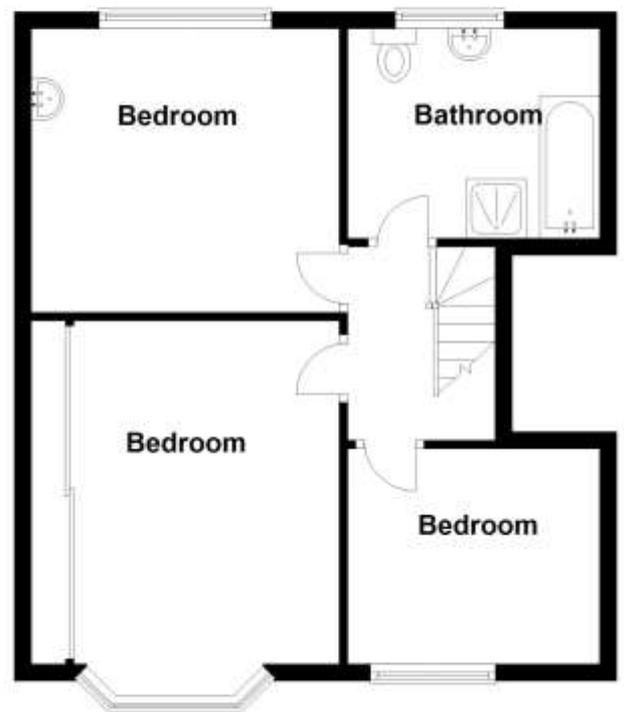
### Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.5 sq. feet)

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.