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**21 Thurloe Crescent
Rubery
Birmingham
B45 9YN**

**Offers in region of
£290,000**

**Detached Family Home
Three Bedrooms
Lounge
Kitchen/Diner
Bathroom
Double Glazing & Central Heating
Garage, Block Paved Driveway
Good Sized Garden
Solar Panels to Roof Space
FREEHOLD**

Immaculately presented Three-Bedroom Detached Family home located in a popular residential area close to all Amenities and Transport Links.

The accommodation briefly comprises, Spacious Lounge, Kitchen/Diner, Three Good Sized Bedrooms, Bathroom with Bath and Double Shower Cubicle, Double Glazing & Central Heating, Good sized Garden, Block Paved Driveway, Garage. FREEHOLD. Viewing Highly recommended.

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



Approached via a Block Paved driveway, leading to main entrance with Double Glazed Door into inner hallway.

LOUNGE
10'07" x 15'0" min 18'07" max (into Bay)
3.22m x 4.57m min 5.66m max (into Bay)

Double-glazed bay window to front elevation. Gas Central Heating Radiator, central Light Point, Stairs off to first floor.

KITCHEN/DINER
18'06" x 8'11" 5.63m x 2.71m
Fitted base wall and drawer units. Stainless Steel sink unit with mixer tap over, integrated electric oven and hob with extractor fan over. Tiled splash backs, space for fridge, freezer, washing machine and tumble dryer. Double-glazed windows to side and rear. Double-glazed French Doors opening to patio Area.

BEDROOM ONE
13'01" x 7'11" (to fitted wardrobes)
3.98m x 2.41m (to fitted wardrobes)

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

BEDROOM TWO
9'11" x 10'04" 3.02m x 3.14m
Double-glazed window to rear elevation. Gas central heating radiator, central Light fitting.

BEDROOM THREE
8'08" x 8'05" 2.64m 2.55m
Double-glazed window to front Elevation. Gas central heating radiator, central Light fitting.

BATHROOM
8'09" x 5'07" min x 8'03" max
2.66m x 1.70m min x 2.51m max
Double-glazed window to rear elevation. Panelled bath, low level flush W.C. Vanity unit housing wash basin with mixer tap, double walk-in shower cubicle with rainfall shower, boarded splash backs to walls. Wall mounted heated towel rail. Central light fitting.

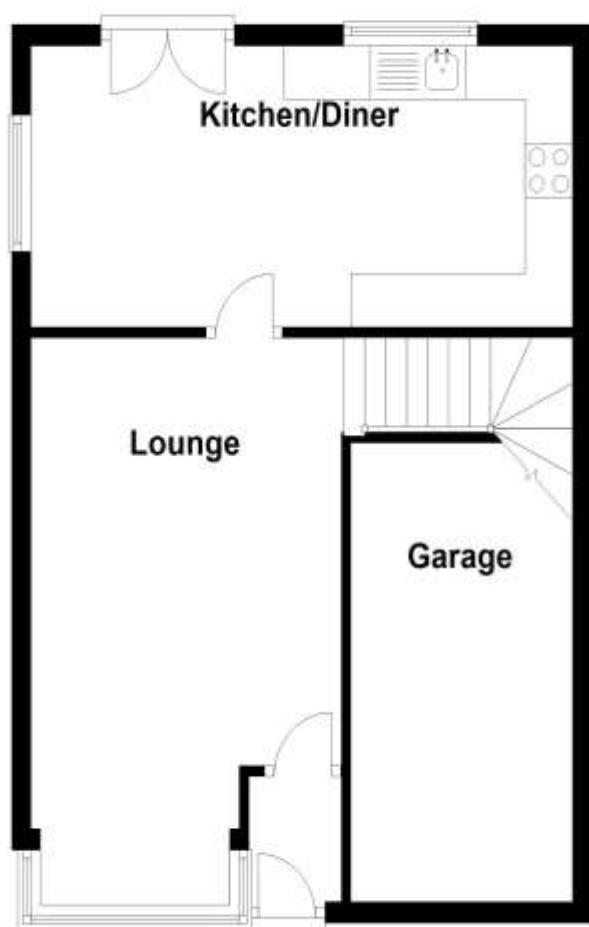
GARAGE
16'01" x 8'03" 4.90m x 2.51
Metal up & over door

Solar Panels to Roof Space.

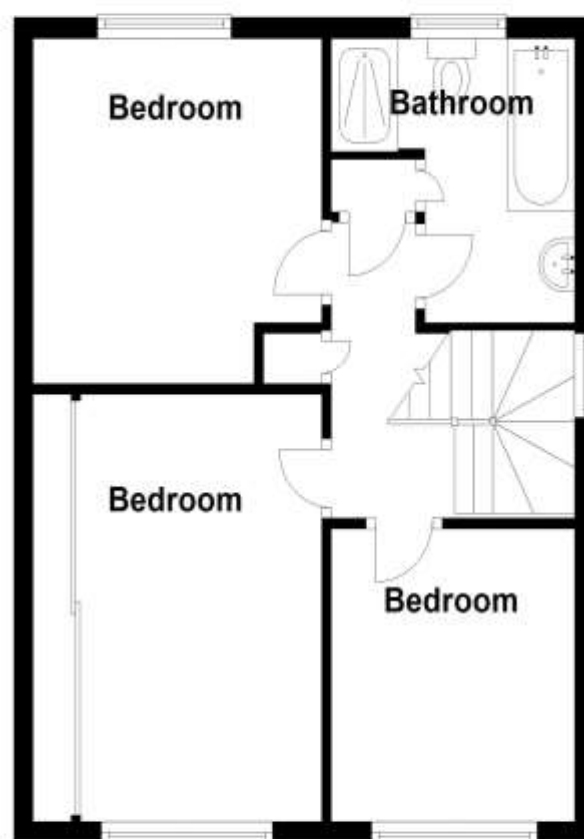
FREEHOLD

COUNCIL TAX – BAND D
EPC RATING – B

Ground Floor



First Floor



Total area: approx. 86.7 sq. metres (933.1 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.