



137 New Road, Rubery, Birmingham, B45 9JR

Tel: 0121 453 6880

Fax: 0121 453 6935



**75 Clee Road  
West Heath  
Birmingham  
B31 3RF**

**Offers in Region of £190,000**

**End of Terrace  
Three Bedrooms  
Porch  
Hallway  
Lounge  
Kitchen/Diner  
Front & Rear Gardens  
Gas Central Heating  
Double Glazing  
No onward Chain**

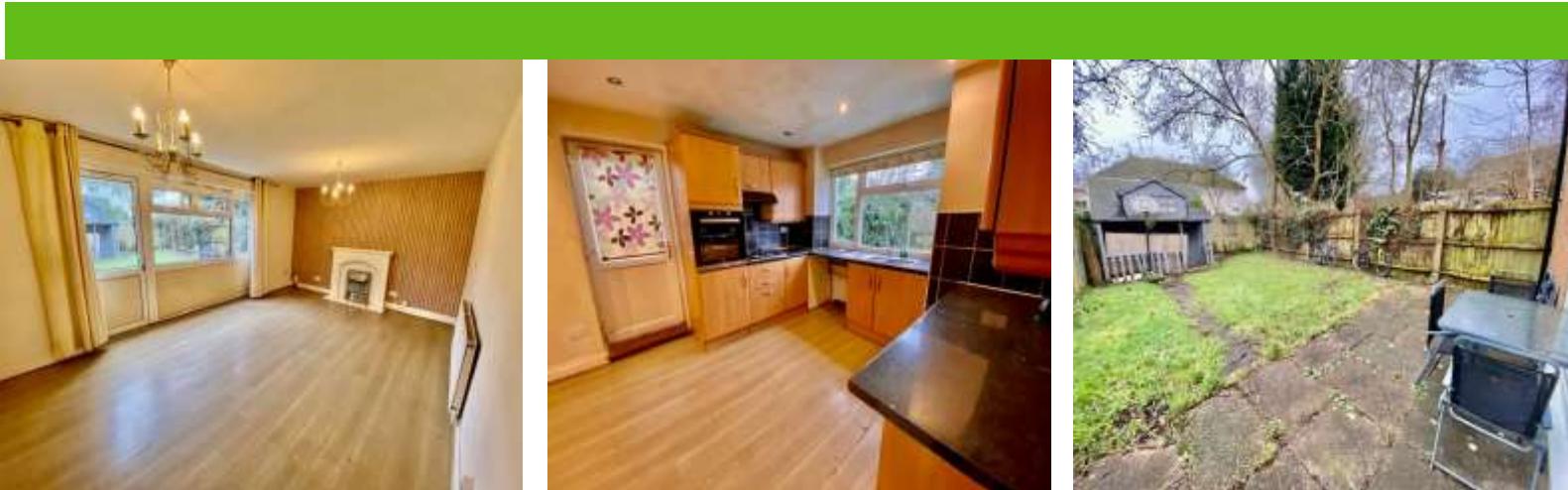
GORDON JONES ARE PLEASED TO PRESENT THIS THREE-BEDROOM END OF TERRACE PROPERTY CLOSE TO ALL AMENITIES.

This family home is conveniently located for all local amenities including shops, schools, transport links, easy access into Birmingham City centre. Property needs some modernisation but would ideally suit a family, first-time buyers or investors.

Property comprises of: Porch, Entrance Hallway, Kitchen/Diner, Lounge, Three Bedrooms, Bathroom, front & rear gardens. Double Glazing, Gas Central Heating System.

This property is offered with no upward chain. Viewing by appointment only.

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



**This three-bedroom property is an ideal size for a family. Approached via a paved pathway with fore garden laid to lawn. Double-glazed porch entrance with door to.**

#### **HALLWAY**

**9'04" x 6'06" 2.84m x 1.98m**

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

#### **LOUNGE**

**17'08" x 12'01" 3.68m x 5.38m**

Double-glazed window and door to rear elevation. Marble effect fire surround housing electric fire. Gas central heating radiator, two central ceiling light fittings.

#### **KITCHEN/DINER**

**14'07" x 10'06" 4.45m x 3.20m**

Kitchen/Diner with a range of wall base and draw units with work top and tiled splashbacks. Gas Hob with extractor fan above, electric oven. Stainless steel sink unit with mixer tap, double-glazed window to front elevation, space and plumbing for washing machine. Dining

area provides space for table & chairs, Double-glazed door to side elevation. Spot lights to ceiling.

#### **BEDROOM ONE**

**9'06" x 11'07" (min) 13'03" (max)**

**2.89m x 3.53m (min) 4.03m (max)**

Double-glazed window to rear elevation. Gas central heating radiator.

#### **BEDROOM TWO**

**9'06" x 10'08" (min) 12'05" (max)**

**2.89m x 3.25m (min) 3.78m (max)**

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

#### **BEDROOM THREE**

**8'05" x 8'0" 2.56m x 2.43m**

Double-glazed window to rear elevation. Gas central heating radiator.

#### **BATHROOM**

**7'11" x 5'06" 2.41m x 1.67m**

Double-glazed opaque window to front. Panelled bath with shower screen/shower over. Pedestal wash basin with taps and W.C. Fully tiled walls, gas centrally heated towel rail.

#### **LANDING**

Airing cupboard housing Alpha combi-boiler, loft access.

#### **GARDEN**

Rear garden has paved patio, lawn with shrub borders.

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

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.