

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



**19 Callowbrook Lane
Rubery
Rednal
Birmingham
B45 9HW**

Offers Over £320,000

**Semi-Detached
Four Bedrooms
Lounge
Kitchen/Diner/Family Room
Master Bedroom with En-suite
Double Glazing
Gas Central Heating
Double Garage
Driveway Parking
Rear Garden**

Gordon Jones is pleased to present this spacious Four Bedroom Semi-Detached Property situated in a convenient and well-connected location in Rubery close to all amenities, schools' shops, leisure activities, transport and motorway links.

The accommodation briefly comprises, Entrance Hallway, Lounge, Kitchen/Diner/Family Room, Four Bedrooms, Master Bedroom with En-Suite, Downstairs Cloakroom, Bathroom, Gas Central Heating, Double Glazing, Small rear garden laid to Lawn with Patio Area., Double Garage, Block Paved Driveway Parking.

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



Approached via a block paved driveway with hedged frontage. Double-glazed entrance door leading into hallway.

HALLWAY

12'11" x 7'0" 3.93m x 2.13m

Welcoming hallway with stairs off to first floor, laminate flooring, gas central heating radiator. Cupboard housing meters.

CLOAKROOM

5'04" x 2'06" 1.62m x 0.76m

Wall mounted wash basin with taps and low-level W.C.

LOUNGE

**12'05" x 13'05" (into Bay)
3.78m x 4.08m (into Bay)**

Double-glazed bay window to front elevation, wooden fire surround housing gas fire, gas central heating radiator. Laminate flooring, central light fitting.

KITCHEN/DINING/FAMILY AREA

**29'02" x 11'02" max 8'09" min
8.89m x 3.40m max 2.66m min**

Double-Glazed French Doors to rear elevation in dining area, Chimney breast with Log burner in dining/family area.



Double-glazed window and door in kitchen area to rear elevation. Wall, base & drawer units with worktop with tiled splashbacks. Stainless steel sink unit with mixer tap. Integrated gas hob with extractor fan above, double electric oven, integrated fridge. Door into garage.

BEDROOM ONE

**11'01" x 9'09" to wardrobes.
3.37m x 2.97m to wardrobes.**

Double-glazed bay window to front elevation. Built in wardrobes with sliding doors. Gas central heating radiator, wooden flooring. Door to.

EN-SUITE

5'11" x 8'09" 1.80m x 2.66m

Corner shower unit with shower, Pedestal wash basin with mixer Tap, Low-level W.C. Double-glazed window to side elevation.

BEDROOM TWO

**12'04" x 13'09" into Bay.
3.75m x 4.19m into Bay.**

Double-glazed bay window to front elevation, gas central heating radiator. Ornate cast iron fireplace, central light fitting.



BEDROOM THREE

12'05" x 11'02" 3.78m x 3.40m

Double-glazed window to rear elevation, Gas central heating radiator, ornate cast iron fireplace, central light fitting.

BEDROOM FOUR

8'09" x 7'0" 2.66m x 2.13m

Currently used as an office. Double-glazed window to rear elevation, Gas central heating radiator, central light fitting.

BATHROOM

6'10" x 6'08" 2.08m x 2.03m

Double-glazed opaque windows to front elevation. L-shaped panelled bath with shower over. Tiled splash backs. Pedestal wash basin with mixer tap, low level W.C. Gas central heating heated towel rail.

GARAGE

16'04" x 15'04" 4.97m x 4.67m

Double Garage with metal up over door. Plumbing for washing machine and space for dryer. Wall mounted Worcester Bosch Boiler.

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.



Total area: approx. 150.9 sq. metres (1624.8 sq. feet)