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**20 Prince Charles Close  
Rubery  
Rednal  
Birmingham  
B45 0NB**

**Offers in Region of  
£180,000**

**Mid-Terrace  
Two Bedrooms  
Kitchen/Diner  
Lounge  
Bathroom  
Double Glazing  
Gas Central Heating  
Rear Garden  
Freehold**

GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM MID-TERRACE PROPERTY CLOSE TO ALL AMENITIES, SCHOOLS, SUPERMARKETS, LOCAL TRANSPORT LINKS, EASY ACCESS INTO BIRMINGHAM CITY CENTRE. ALSO CONVENIENTLY LOCATED FOR M5 & M42 MOTORWAY NETWORK.

IDEAL PURCHASE FOR FIRST TIME BUYERS & INVESTORS.

The accommodation briefly comprises, Kitchen/Diner, Lounge, Two Bedrooms, Bathroom, Double Glazing, Gas Central Heating & Rear Garden.

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



**This well-proportioned two-bedroom home is approached via tarmacadam driveway. Double - glazed porch entrance door.**

#### HALLWAY

**12'08" X 5'09" 3.86m x 1.75m**

Wooden glazed entrance door leads into hallway with storage cupboard, gas central heating radiator. Stairs to first floor. Doors to.

#### KITCHEN

**12'05" x 11'05" 3.78m x 3.47m**

Wall, base & drawer units with worktop and tiled splashbacks. central island with cupboards below. Sink unit with mixer tap. Integrated gas hob with extractor fan above, electric oven, integrated fridge/freezer. Space and plumbing for washing machine, space for tumble dryer. Double-glazed window to front elevation. Cupboard housing Worcester Bosch Combi Boiler.

#### LOUNGE

**17'09" x 10'04" 5.41m x 3.14m**

Double-glazed french doors to rear elevation. Gas central heating radiator. Central light fitting, laminate flooring.

#### BEDROOM ONE

**17'09" x 8'09" 5.41m x 2.66m**

Double-glazed window to rear elevation. Central heating radiator, central light point.

#### BEDROOM TWO

**14'06" x 8'02" 4.41m x 2.48m**

Double-glazed window to front elevation, gas central heating radiator, central light point.

#### BATHROOM

**8'18" x 5'04" 2.64m x 1.64m**

Two double-glazed opaque windows to front elevation. Panelled bath with taps and boarded splash backs. Separate Shower unit with electric shower. Low level W.C. Pedestal wash basin with taps and cupboard below. Laminate flooring and central light fitting.

#### GARDEN

Wooden Decked rear patio with lawn area and shrub borders, fully fenced boundaries. Attached brick-built storage shed.

#### EPC - C

#### COUNCIL Tax Band - A

#### FREEHOLD.

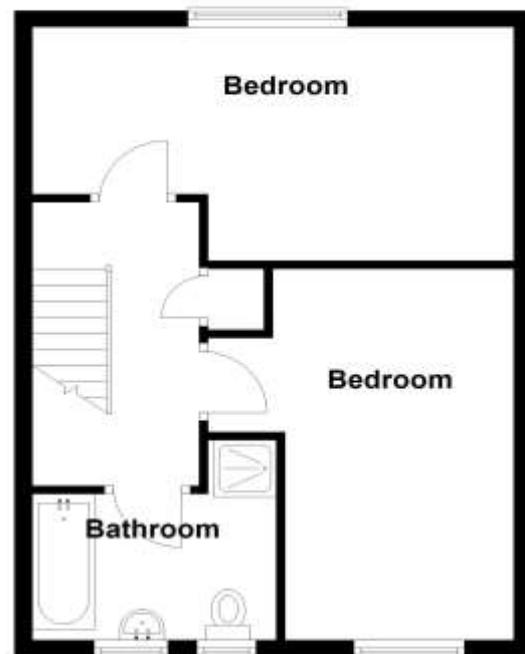
**\*Please Note there is an allocated parking space accessed from Queen Elizabeth Road.**

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.

**Ground Floor**  
Approx. 44.6 sq. metres (480.6 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.1 sq. feet)