



Cock Hill Lane, Rednal BIRMINGHAM B45 9YH

welcome to

Cock Hill Lane, Rednal BIRMINGHAM

THREE BED SEMI-DETACHED HOMETWO RECEPTION ROOMS***INTEGRAL GARAGE***DRIVEWAY TO THE FRONT***PRIVATE REAR GARDEN***CORNER PLOT***EARLY VIEWING RECOMMENDED***

Agent Note

This property is council tax band B.

Boiler-Serviced This February and is 8years old
Semi-boarded loft
Lots of storage cupboards
They do have cats and dogs (make viewers aware)
Nice presented - need modernising
They are moving to downsize.
Can get about 4 cars on the driveway

Entrance Porch

Central heating radiator.

Entrance Hallway

3 Storage cupboards.

Lounge

19' 9" x 11' 6" (6.02m x 3.51m)
Double glazed sliding doors to garden.

Dining Room

11' x 8' 9" (3.35m x 2.67m)
Double glazed window to rear, wall mounted gas fire.

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)
Double glazed window, central heating radiator,
tiled to splash prone areas, sink & drainer,
integrated gas hob & oven, plumbing for washing
machine, range of wall & base units with
worksurfaces over.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)
Double glazed window, central heating radiator.

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)
Double glazed window, central heating radiator.

Bedroom 3

9' 8" x 7' (2.95m x 2.13m)
Double glazed window, central heating radiator.

Bathroom

Double glazed frosted window, low level flush w/c,
wash hand basin, bath with electric shower over.

Loft Space

Partially boarded, insulated.

Parking

Driveway for two cars and a garage.





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welcome to

Cock Hill Lane, Rednal BIRMINGHAM

- Three Bedroom Semi Detached Home
- Perfect for First Time Buyers or Growing Families
- Two Reception Rooms
- Integral Garage
- Driveway to the Front

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£230,000



Total floor area 103.8 m² (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN112122 - 0003

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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk