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**39 Leach Green Lane  
Rednal  
Birmingham  
B45 9BJ**

**Offers in Region of  
£130,000**

**First Floor Maisonette  
Double Bedroom  
Hallway  
Kitchen  
Lounge  
Bathroom  
Double Glazing & Central Heating  
Rear Garden  
Leasehold- 143 Years Remaining**

GORDON JONES ARE PLEASED TO PRESENT THIS FIRST FLOOR ONE BEDROOM MAISONETTE CLOSE TO ALL AMENITIES, RUBERY HIGH STREET, SHOPS, SUPERMARKETS, GREAT PARK RESTUARANTS & LEISURE FACILITIES, 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, Entrance Hallway, Lounge, Kitchen. One Double Bedroom, Bathroom, Garden to rear. Double Glazing & Gas Central Heating.

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



Approached via a paved pathway to Double-glazed entrance doorway with stairs to first floor.

#### HALLWAY

**6'0" x 5'10" 1.82m x 1.77m**

Laminate flooring, gas central heating radiator, storage cupboard. Doors to.

#### LOUNGE

**11'11" x 10'11" 3.63m x 3.32m**

Double-glazed window to front elevation, Fire surround with electric fire, gas central heating radiator. Laminate flooring, central light point.

#### KITCHEN

**9'02" x 8'07" 2.79m x 2.61m**

Wall & base units with worktop and tiled splashbacks. Stainless Steel sink unit with mixer tap over. Double-glazed window to front elevation, cupboard housing combi-boiler. Gas hob with electric oven below, space for fridge/freezer, space and plumbing for washing machine.

#### BEDROOM ONE

**11'11" x 10'11" 3.63m x 3.32m**

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

#### BATHROOM

**9'03" x 6'01" 2.81m x 1.85m**

Double glazed opaque window to rear elevation, corner shower unit with electric shower, pedestal wash basin with taps, tiled splashbacks. Gas central heating radiator.

#### GARDEN

Rear garden laid to lawn, hedged with conifers and shrubs.

#### EPC - D

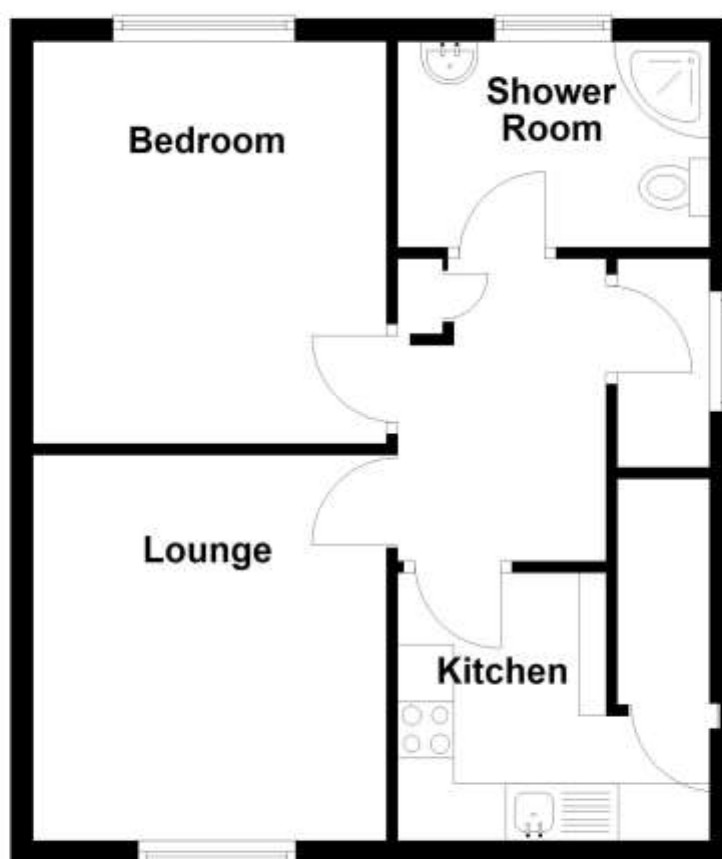
#### COUNCIL TAX BAND - A

#### LEASEHOLD -143 YEARS REMAINING

**GROUND RENT - £80.00 Per Annum  
Paid Half Yearly. No Service Charge.**

## First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 42.1 sq. metres (453.2 sq. feet)