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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

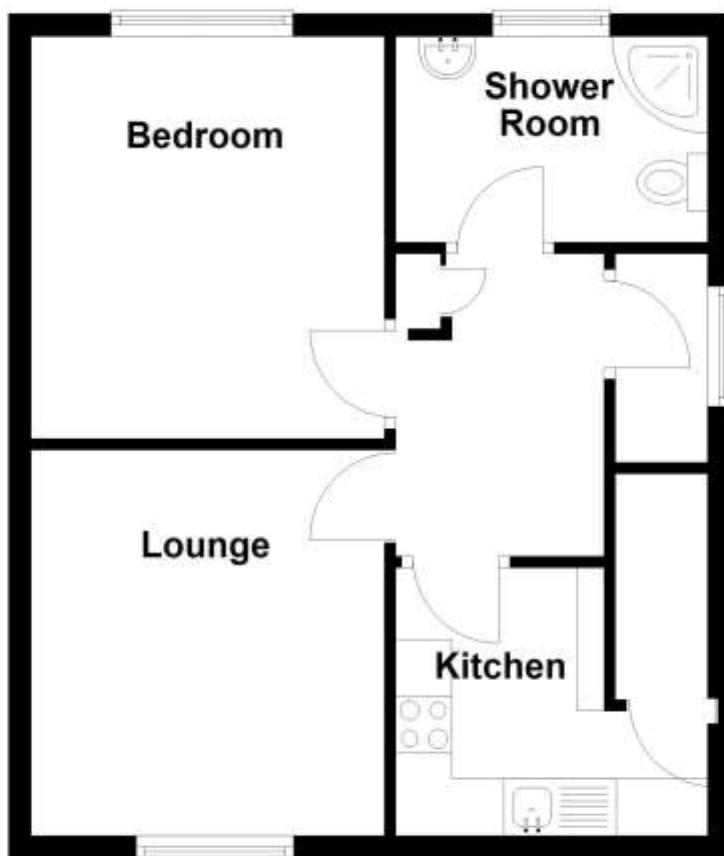
LEASEHOLD -143 YEARS REMAINING

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

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.

First Floor

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



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

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