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**72 New Road
Rubery
Rednal
Birmingham
B45 9HY**

Offers in Region of £210,000

**End of Terrace
Three Bedrooms
Lounge
Dining Room
Kitchen
Downstairs Bathroom
Rear Garden
Double-Glazing & Central Heating
Freehold**

Gordon Jones is pleased to present this Three-Bedroom End of Terrace situated in Rubery village, close to nearby Longbridge Retail Park with restaurants, entertainment venues, Marks and Spencer's, Sainsbury's for shopping. The area also has good transport links for commuters, with easy access to the motorway and rail networks. In need of some modernisation ideal purchase for first time buyers and investors.

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



Property is approached via a picket fence and gate leading to Double-glazed door entrance.

LOUNGE
11'10" x 13'05" 3.60m x 4.08m
Cast iron fireplace with tiled hearth with open fire, double-glazed bay window to front elevation, gas central heating radiator. Door to.

DINING ROOM
11'11" x 12'10" 3.63m x 3.91m
Double-glazed window to side elevation and double-glazed bay window to rear elevation, gas central heating radiator. Door to stairs leading to first floor. Door to.

KITCHEN
7'10" x 8'11" 2.38m x 2.71m
Wall and Base units with worktop, tiled splashbacks. Stainless steel sink unit with mixer tap. Space for free standing cooker.

Double-glazed Window to side elevation. Space for washing machine. Wall mounted Baxi boiler. Inner lobby with storage cupboards and door out to rear patio area.

BATHROOM (Ground Floor)
7'11" x 5'03" 2.41m x 1.60m
Pedestal wash basin, Tiled splash back areas. Shower tray/shower curtain housing electric Mira shower. W>C. Centrally Heating Radiator. Double-glazed Window to side aspect.

BEDROOM ONE
11'06" x 11'10" 3.50m x 3.60m
Double-glazed window to front elevation. Built in storage cupboard over stairs. Gas central heating radiator.

BEDROOM TWO
12'10" x 8'07" 3.91m x 2.61m
Double-glazed window to rear aspect. Built in storage cupboard over stairs. Gas central heating Radiator.

BEDROOM THREE
11'02" x 7'11" 3.40m x 2.41m
Double glazed Window to rear aspect. Gas central heating Radiator.

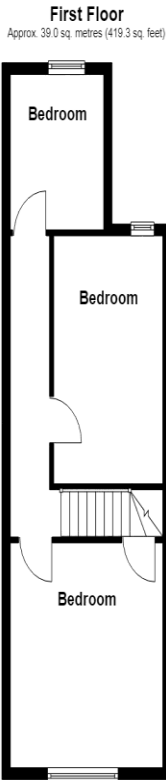
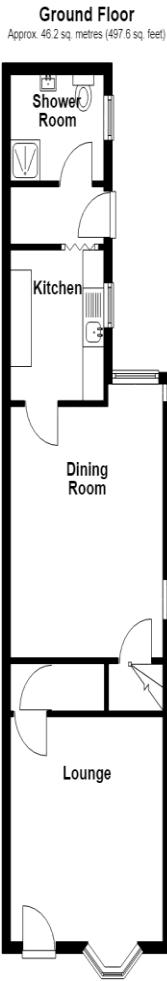
REAR GARDEN
Slabbed patio area with gate to rear garden area with shrub borders.

TENURE
Property is believed to be freehold subject to confirmation of a Solicitor.

EPC Rating: 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.

FLOORPLAN



Total area: approx. 85.2 sq. metres (917.0 sq. feet)

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