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**4 Birch Road
Rubery
Birmingham
B45 9DP**

Offers Over £340,000

**Semi-Detached
Three Bedrooms
Lounge/Dining Room
Kitchen
Utility
Double Glazing
Gas Central Heating
Front & Rear Gardens
Garage & Driveway Parking**

GORDON JONES ARE PLEASED TO PRESENT THIS TRADITIONAL THREE BEDROOM SEMI-DETACHED PROPERTY. CLOSE TO ALL AMENITIES, RUBERY HIGH STREET SHOPS, SCHOOLS, SUPERMARKETS, LOCAL TRANSPORT LINKS, EASY ACCESS INTO BIRMINGHAM CITY CENTRE. ALSO CONVENIENTLY LOCATED FOR M5 & M42 MOTORWAY NETWORK.

The accommodation briefly comprises, Hallway, Lounge with Archway into Dining Room, Kitchen, Utility, Three Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Front & Rear Gardens, Driveway Parking & Garage.

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



Approached via a tarmacadam driveway with fore garden laid to lawn with shrub border. Double-glazed entrance door.

HALLWAY
11'04" x 5'10" 3.45m x 1.77m

Double-glazed entrance door leads into a welcoming hallway. Double-glazed small window to front elevation, gas central heating radiator. Stairs off to first floor. Doors to.

LOUNGE
10'11" (min) 12'11" (max) into bay x 11'11" 3.32m (min) 3.93m (max) into bay x 3.63m

Double-glazed bay window to front elevation, gas central heating radiator, wooden fire surround with marble effect back & hearth housing gas living flame fire. Archway to.

DINING ROOM
10'11" x 11'11" 3.32m x 3.63m

Two double-glazed windows and door to rear elevation, gas central heating radiator. Door to.

KITCHEN
6'11" x 11'05" 2.10m x 3.47m

Double-glazed window to rear elevation. Wall, base & drawer units with worktop and tiled splashbacks. Stainless steel sink unit with mixer tap. Integrated electric hob and oven. Space for under counter fridge. Door to.

UTILITY
8'03" x 10'08" 2.51m x 3.25m

Space and plumbing for washing machine space for tumble dryer and other appliances. Door to.

GARAGE
10'01" X 15'05" 3.07m x 4.69m

Metal up & over door. Electric sockets & lighting.

BEDROOM ONE
11'11" x 9'09" (max) 8'10" (min) to wardrobes. 3.63m x 2.97m (max) 2.69m (min) to wardrobes.

Double-glazed window to rear elevation.

Gas central heating radiator fitted wardrobes.

BEDROOM TWO
10'11" x 10'01" 3.32m x 3.07m

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

BEDROOM THREE
6'10" x 7'05" 2.08m x 2.26m

Double-glazed windows to front and side elevation.

BATHROOM
8'05" x 6'10" 2.56m x 2.08m

Two double-glazed opaque windows to rear and side elevation. Panelled bath with electric shower over. Fully tiled splash backs. Pedestal wash basin with taps. Low level W.C. Fitted cupboard housing Ideal combi boiler. Gas central heating radiator.

GARDEN
Paved rear patio with lawn areas and shrub borders, fully fenced boundaries.

EPC - D
COUNCIL Tax Band - C Bromsgrove

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.