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**6 Bowood Crescent  
West Heath  
Birmingham  
B31 3TP**

**Offers in Region of £200,000**

**Mid-Terraced  
Three Bedrooms  
Lounge/Diner  
Kitchen  
Front & Rear Gardens  
Gas Central Heating  
Double Glazing  
Freehold**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM FAMILY HOME, CLOSE TO LOCAL AMENITIES.

The accommodation briefly comprises: Porch, Entrance Hallway, Lounge/Diner, Kitchen, Three Bedrooms, Bathroom, Separate W.C. Front & Rear Gardens, Double Glazing & Gas Central Heating. Conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network.

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



Approached via a paved pathway with Double-glazed porch entrance to.

#### HALLWAY

Welcoming hallway stairs off to first floor.  
Gas central heating radiator.  
Door to.

#### LOUNGE/DINER

##### LOUNGE AREA

**12'11" x 14'09" 3.93m x 4.49m**

Double-glazed window to front elevation. Wooden Fire surround with hearth and back and space for fire.  
Gas central heating radiator, central ceiling light fitting.

##### DINING AREA

**9'01" x 10'05" 3.17m x 2.76m**

Double-glazed aluminium framed patio doors to rear elevation leading out to patio area. Gas central heating radiator.

##### KITCHEN

**7'02" x 11'06" 2.18m x 3.50m**

A range of wall, base and drawer units.  
Integrated gas hob & oven with extractor fan above. Stainless steel sink

unit with mixer tap, wall mounted Valliant Combi-Boiler. Space and plumbing for washing machine.  
Double-glazed window to rear elevation.  
Central light fitting.

##### BEDROOM ONE

**8'10" x 14'10" 2.69m x 4.52m**

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

##### BEDROOM TWO

**8'11" x 11'11" 2.71m x 3.63m**

Double-glazed window to rear elevation, built in storage cupboard. Gas central heating radiator, central light fitting.

##### BEDROOM THREE

**7'02" x 9'09" (max) 6'06"(min)  
2.18m x 2.97m (max) 1.98m (min)**

Double-glazed window to front elevation. Gas central heating radiator.  
Central light fitting.

##### BATHROOM

**4'09" x 6'05" 1.44m x 1.95m**

Double-glazed opaque window to rear elevation. Panelled bath with mixer taps with shower attachment.  
Vanity unit housing basin with mixer tap. Tiled splashbacks, gas central heating radiator.

##### SEPARATE W.C.

**2'03" x 5'06" 0.68m x 1.67m**

Double-glazed opaque window to rear elevation, W.C.

##### GARDEN

Rear garden with paved patio. Brick built storage shed, lawn with shrub borders.

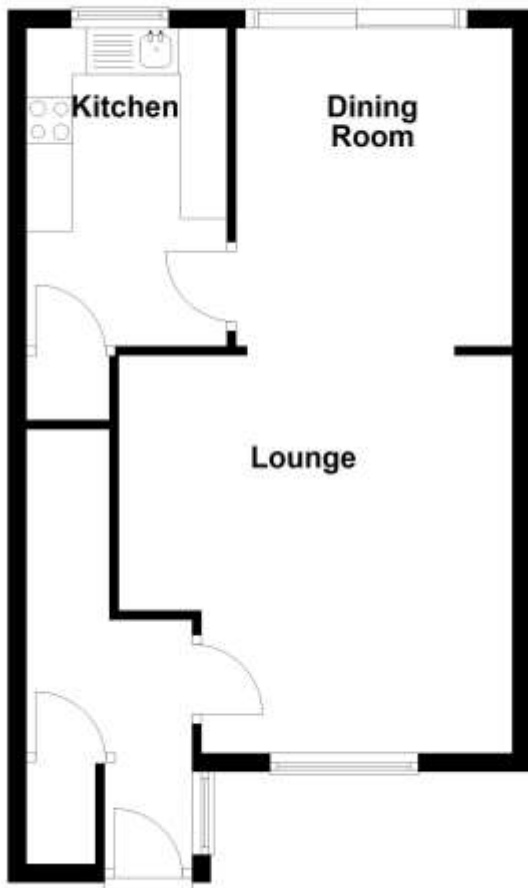
##### EPC RATING – D

**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.

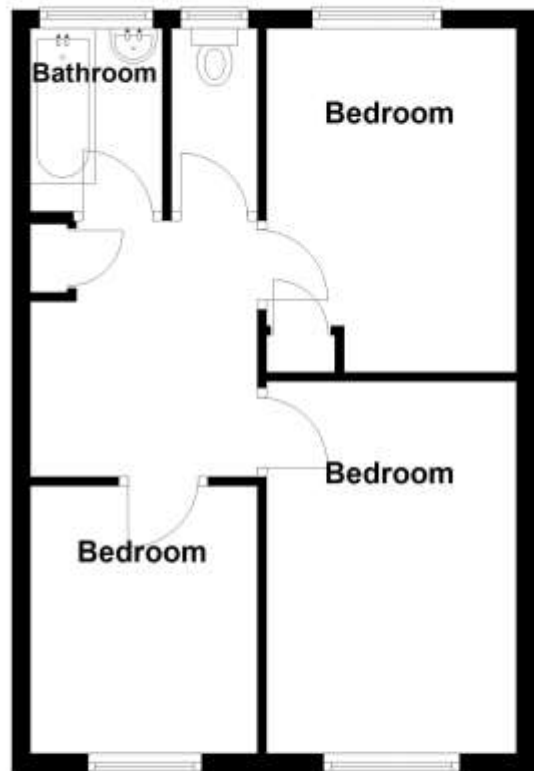
### Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 sq. feet)

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