

137 New Road, Rubery, Birmingham, B45 9JR
Tel: 0121 453 6880
Fax: 0121 453 6935



**16 Leycester Close
Longbridge
Birmingham
B31 4SS**

Offers Over £225,000

**Semi-Detached Bungalow
Two Double Bedrooms
Lounge
Kitchen
Dining Room
Gas Central Heating
Double Glazing
Front & Rear Gardens
Freehold**

GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM SEMI-DETACHED BUNGALOW.

This bungalow has well-proportioned rooms throughout and is situated in a quiet cul-de-sac. Conveniently located for all local amenities including shops, schools, transport links, easy access into Birmingham City centre. In need of some updating but offers; porch, hallway, lounge kitchen with dining room off, two double bedrooms good sized bathroom. Rear garden laid to lawn with shrub borders. Front Garden has potential to create off road parking if the curb was dropped. This property is offered with no upward chain.

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



Approached via a paved pathway with front garden laid with gravel bed which could be used for off road parking if the curb was dropped. Double-glazed entrance door leading into inner hallway.

L'SHAPED HALLWAY **4'04" x 9'11" x 21'06"** **1.32m x 3.02m x 6.55m**

Door into storage cupboard, gas central heating radiator, doors to.

KITCHEN **6'4" x 9'10" 1.93m x 2.99m**

Wall, base and drawer units with worktop over and tiled splashbacks. Stainless steel sink unit with mixer tap, free standing gas cooker, space and plumbing for washing machine. Storage cupboard housing Worcester Bosch Boiler and meters. Step down to.

DINING AREA **6'05" X 11'01" 1.95m x 3.63m** Double-glazed windows and doors to front & rear.

LOUNGE **11'11" x 14'07" (into bay)** **3.63m x 4.44m (into bay)** Lounge with double-glazed bay window to front elevation. Gas central heating radiator.

BEDROOM ONE **11'11" x 12'07" (into bay)** **3.63m x 3.83m (into bay)** Double-glazed bay window to rear elevation. Gas central heating radiator.

BEDROOM TWO **12'06" x 9'10" 3.81m x 2.99m** Double-glazed window to rear elevation Gas central heating radiator.

BATHROOM **5'04" x 8'07" 1.62m x 2.61m** Double-glazed opaque window side elevation. Gas central heating radiator. Panelled bath with electric shower over, pedestal wash hand basin with mixer tap, W.C.

Rear garden laid to lawn with shrub borders and patio area.

EPC RATING – D
COUNCIL TAX BAND - C

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.