

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



**14 Gannow Road
Rubery
Birmingham
B45 9EH**

Offers Over £260,000

**Semi-Detached
Three Bedrooms
Kitchen
Lounge/Diner
Bathroom
Large Rear Garden
Garden Room
Gas Central Heating
Double Glazing
Block Paved Driveway**

GORDON JONES ARE PLEASED TO PRESENT THIS WELL PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY IN A SOUGHT-AFTER LOCATION CLOSE TO WASELEY HILLS.

This family home is conveniently located for all local amenities including shops, schools, transport links, easy access into Birmingham City centre. This family home has a large garden with Garden Room which could be used for numerous uses.

Property comprises of: Porch, Entrance Hallway, Lounge/Diner, Kitchen, Three Bedrooms, Bathroom, Block Paved Driveway & Large rear garden. Double Glazing, Gas Central Heating System.

Viewing is highly recommended.

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



Approached via a block paved Driveway with Double-glazed porch entrance door to.

HALLWAY

5'05" x 2'05" 1.65m x 0.73m

Welcoming hallway with wooden entrance door, stairs off to first floor. Gas central heating radiator. Tiles floor, Cupboard housing meters. Doors to.

LOUNGE AREA

13'04" x 10'10" 4.06m x 3.30m

Double-glazed bay window and door to rear elevation. Chimney Breast housing log burner.

Gas central heating radiator, central ceiling light fittings. Archway leads to.

DINING ROOM

10'08" (min) 12'06" (into bay) x 10'07"

3.25m (min) 3.81m (into bay) x 3.22m

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

KITCHEN

11'02" x 5'11" 3.40m x 1.80m

A range of wall and base units with work top and tiled splashbacks. Electric hob and oven. Sink unit with mixer tap, double-glazed window to rear and side elevation, double-glazed door to rear elevation. Space and plumbing for washing machine, space for fridge-freezer. Wall mounted Valliant Combi boiler which is 12 months old. Spotlights to ceiling.

BEDROOM ONE

9'0" x 13'11" into bay window. 2.74m x 4.24m

Double-glazed window to rear elevation. Gas central heating radiator. Built in wardrobes, central light fitting.

BEDROOM TWO

9'05" x 12'10" into bay window. 2.87m x 3.91m

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

BEDROOM THREE

6'08" x 7'6" 2.03m x 2.28m

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

BATHROOM

8'05" x 5'10" 2.56m x 1.77m

Double-glazed opaque window to rear elevation. Panelled bath with mixer tap and shower attachment. Corner shower unit with rainfall shower and shower attachment. Pedestal wash basin with taps. W.C. Fully tiled walls and floor gas central heating radiator.

Garden Room/Summer House

15'08" x 9'03 4.77m x 2.81m

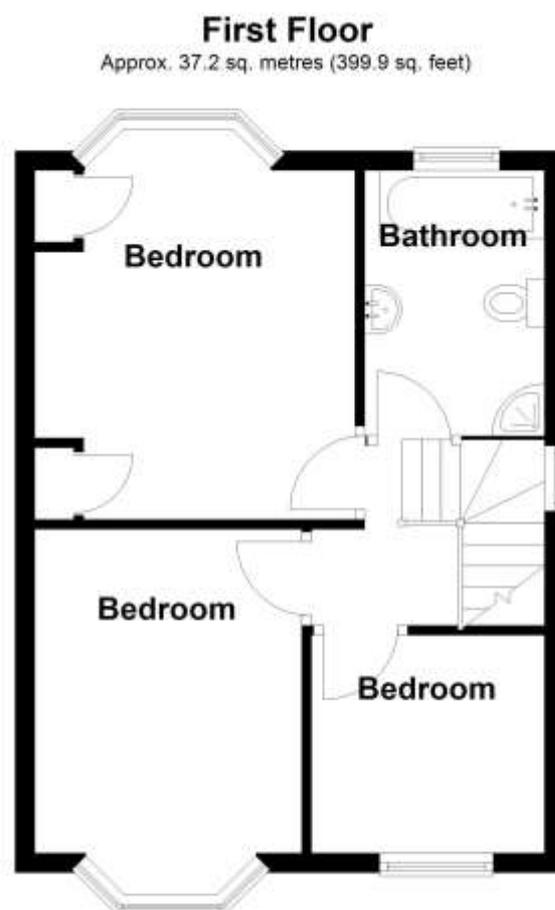
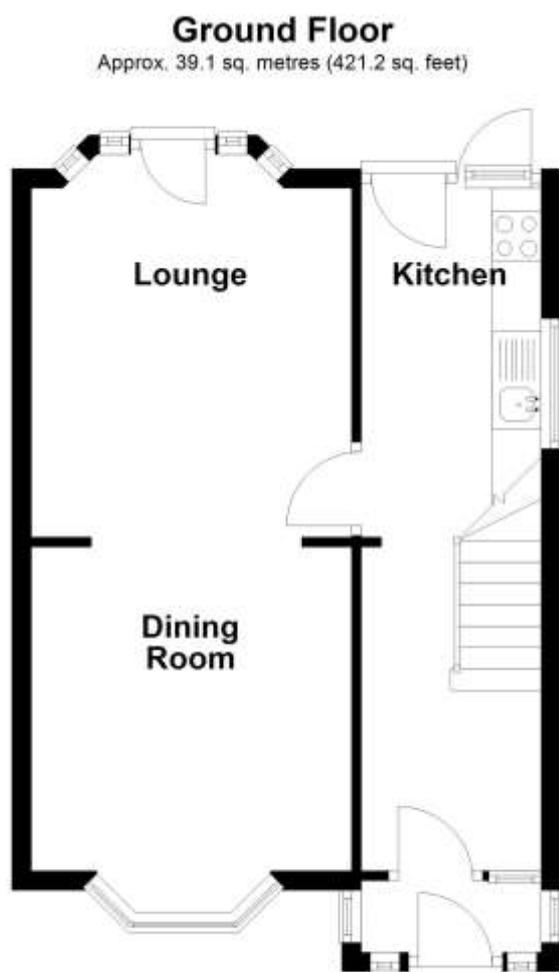
GARDEN

Large rear garden has paved patio, 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.



Total area: approx. 76.3 sq. metres (821.2 sq. feet)

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.