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**12 Glen Devon Close
Rubery
Rednal
Birmingham
B45 0DF**

Offers Over £195,000

**Semi-Detached
Three Bedrooms
Corner Plot
Lounge
Kitchen/Diner
Front & Rear Gardens
Driveway Parking
No onward Chain**

GORDON JONES ARE PLEASED TO PRESENT THIS THREE-BEDROOM SEMI-DETACHED PROPERTY ON A CORNER PLOT WITH FRONT & SIDE GARDENS, CLOSE TO ALL AMENITIES. This family home is conveniently located for all local amenities including shops, schools, transport links, the M5 & M42 motorway network and Birmingham City centre. Porch, Entrance Hallway, Lounge, Kitchen/Diner, Three Bedrooms, Shower Room, front, side & rear gardens. Driveway with parking, Double Glazing, Gas Central Heating System. This property is offered with no upward chain. Viewing by appointment only.

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



This family home is situated on a corner plot. Approached via a tarmacadam driveway with parking, side and fore gardens. Paved pathway/ramp leads to Double-glazed Porch entrance.

PORCH

5'04" x 2'08" 1.62m x 1.93m
Double-glazed entrance door with opaque glass. Double-glazed window to side elevation. Storage cupboard housing meters.

HALLWAY

13'08" x 5'08" 4.16m x 1.72m
Welcoming hallway with Double-glazed entrance door, stairs off to first floor. Gas central heating radiator. Doors to.

LOUNGE

11'05" x 11'08" 3.47m x 3.55m
Double-glazed Bay window to front elevation. Fire surround with marble back and hearth housing electric fire. Gas central heating radiator, double doors lead to.

KITCHEN/DINER

17'07" x 8'07" (min) 11'04" (max)
5.35m x 2.61m (min) 3.45m (max)

L shaped kitchen/diner with a range of wall base and draw units with wood effect work top and tiled splashbacks. Gas Hob with extractor fan above, electric oven. Stone effect sink unit with mixer tap, double-glazed window to rear elevation, space and plumbing for washing machine and dishwasher, integrated fridge. Dining area provides space for table & chairs, built in double storage cupboards. Double glazed French doors lead out to the garden. Gas central heating radiator, internal double doors lead into lounge area.

BEDROOM ONE

8'09" x 12'02" to fitted wardrobes
2.66m x 3.70m
Double-glazed window to front elevation. Gas central heating radiator.

BEDROOM TWO

8'09" x 9'05" 2.66m x 2.87m
Double-glazed window to rear elevation. Gas central heating radiator.

BEDROOM THREE

8'05" x 8'04"

2.56m x 2.54m
Double-glazed window to front elevation. Gas central heating radiator.

SHOWER ROOM

7'01" x 5'08" 2.15m x 1.72m
Double-glazed opaque window to rear. Shower cubicle with rainfall shower head and shower attachment. Pedestal wash basin with taps and W.C. Fully tiled walls, gas centrally heated towel rail.

LANDING

Airing cupboard housing Worcester Bosh combi-boiler, loft access.

GARDEN

Rear garden has paved patio with steps to lawn area with shrub borders.

EPC RATING – C

COUNCIL TAX BAND – B