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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 Bosch 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**

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.