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**15 Tresco Close
Rubery
Rednal
Birmingham
B45 0HY**

Offers Over £180,000

**Mid-Terrace House
Three Bedrooms
Lounge
Kitchen/Diner
Bathroom
Driveway Parking
Front & Rear Gardens
No onward Chain
Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS THREE BEDROOM MID-TERRACE PROPERTY CLOSE TO ALL AMENITIES.

Conveniently located for all local shops, schools, buses, the M5 & M42 motorway network and Birmingham City centre.

The property briefly comprises of Porch, Hallway, Lounge, Kitchen/Diner, Three bedrooms, Bathroom, Driveway Parking and Front and Rear Gardens.

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



The property is accessed via a Tarmacadam driveway with front garden laid to lawn. Access via Double-glazed door into porch entrance with storage cupboards, further double-glazed door into hallway.

HALLWAY

14'0" x 5'10" 4.26m x 1.77m

Welcoming hallway with storage cupboard housing consumer unit. Stairs off to first floor.

Doors to.

LOUNGE

11'06" x 11'03" 3.50m x 3.42m

Two double-glazed windows to front elevation. Gas central heating radiator, central light fitting.

KITCHEN/DINER

17'07" x 8'3" (min) 11'02" (max).

5.35m x 2.51m (min) 3.40m (max).

Wall, base & drawer units with worktop and tiled splashbacks. Stainless steel sink unit with taps. Integrated gas hob, electric double oven.

Space and plumbing for washing machine.

Double-glazed windows and door to rear elevation. Two large storage cupboards. Two central light fittings.

BEDROOM ONE

8'10" x 14'05" (max) 12'05 (min)

To wardrobes.

2.69m x 4.39m (max) 3.78m(min) to wardrobes.

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

BEDROOM TWO

8'07" x 9'07" 2.61m x 2.92m

Double-glazed window to rear elevation, Central heating radiator, central light fitting.

BEDROOM THREE

8'07" x 8'11" 2.61m x 2.71m

Double-glazed window to front elevation, gas central heating radiator, storage cupboard over stairs.

BATHROOM

7'10" x 5'09" 2.38m x 1.75m

Double glazed window to rear elevation Gas central heating radiator. Vanity unit housing wash basin with taps, fully tiled splash backs. Panelled bath with Triton electric shower over, W.C. central light fitting.

Low maintenance garden laid with slabs edged by planted borders, fenced & walled borders with rear gate.

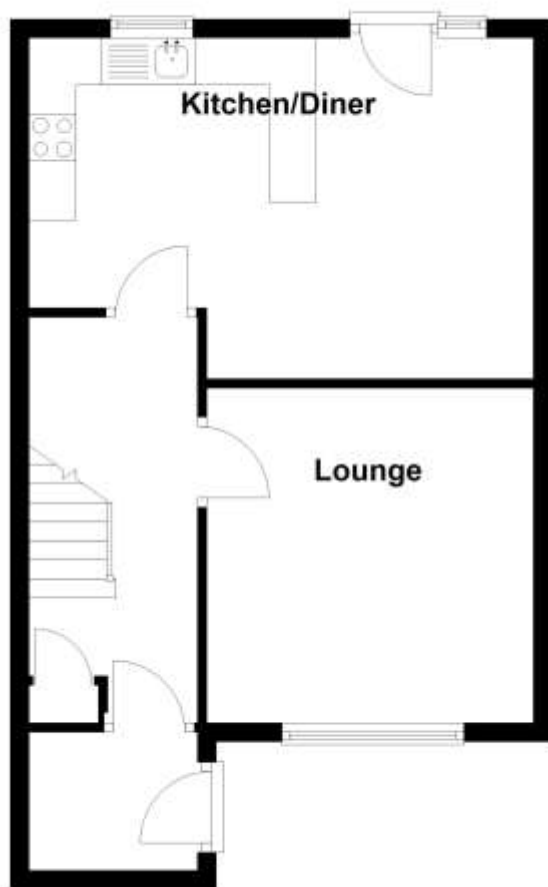
EPC – C

COUNCIL T 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.

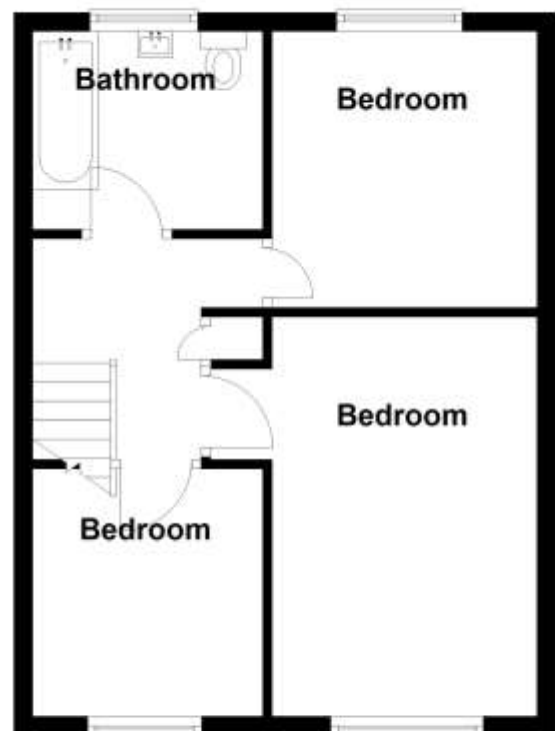
Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)

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