

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



**52 Waseley Road
Rubery
Birmingham
B45 9TP**

Offers in Region of £310,000

**Semi-Detached
Four Bedrooms
Two Reception Rooms
Kitchen
Double-Glazing
Central Heating
Driveway Parking & Garage
Rear Garden
No Onward Chain
Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS FAMILY HOME WHICH HAS BEEN EXTENDED TO FOUR BEDROOMS. SITUATED IN A POPULAR LOCATION CLOSE TO ALL AMENITIES.

This Mucklow built semi-detached property has good-sized rooms throughout, a good-sized rear garden, ideal family home in need of some modernisation. Conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network.

The accommodation briefly comprises: Porch entrance, Hallway, Two Reception Rooms, Kitchen, Four Bedrooms, Bathroom, Driveway and Garage, Rear Garden, Double Glazing, Gas Central Heating. Viewing is highly recommended. FREEHOLD

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



Property is approached via driveway leading to Aluminium framed Double-glazed porch entrance.

HALLWAY

13'11" x 5'09" 4.24m x 1.75m

Double-glazed window to side elevation, Gas central heating radiator, storage cupboard under stairs.

RECEPTION ROOM ONE

11'06" x 10'11" min 12'09" max (into Bay)

3.50m x 3.88m (into Bay)

Double-glazed bay window to front elevation, gas central heating radiator.

RECEPTION ROOM TWO

17'0" x 11'04" 5.18m x 3.45m

Aluminium/wood framed double glazed patio windows to rear elevation, with double-glazed window to side elevation. Wooden fire surround with gas fire housing back boiler.

KITCHEN

7'0" x 13'06" 2.13m x 4.11m

Wall, base and drawer units with worktop, tiled splashbacks. Stainless steel sink unit

with mixer tap. Space for free standing cooker, Fridge/freezer. Aluminium/wood framed Double-glazed window and door to rear elevation. Space and plumbing for washing machine. Door into garage.

BEDROOM ONE

9'05" (to wardrobes) x 13'0 into Bay.

2.87m (to wardrobes) x 3.96m into Bay.

Double-glazed bay window to front elevation, fitted wardrobes. Gas central heating radiator.

BEDROOM TWO

11'10" x 11'04" 3.60m x 3.45m

Aluminium/wood framed double-glazed window to rear aspect, fitted wardrobe. Gas central heating Radiator.

BEDROOM THREE

13'05" x 7'09" 4.08m x 2.36m

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

BEDROOM FOUR

5'01" x 13'01" 1.54 x 3.98m

Double-glazed window to rear elevation. Gas central heating radiator.

BATHROOM

8'0" x 5'02" 2.43m x 1.57m

Pedestal wash basin with taps, tiled splash back areas. Jacuzzi panelled bath. Separate shower cubicle with electric Triton shower. W.C. and Bidet. Aluminium/Wood framed Double-glazed Window to rear aspect.

GARAGE

7'04" x 15'0" 2.23m x 4.57m

Metal up and over door, gas & electric meters.

REAR GARDEN

Concrete Crater print patio area with garden area laid to lawn with shrub borders.

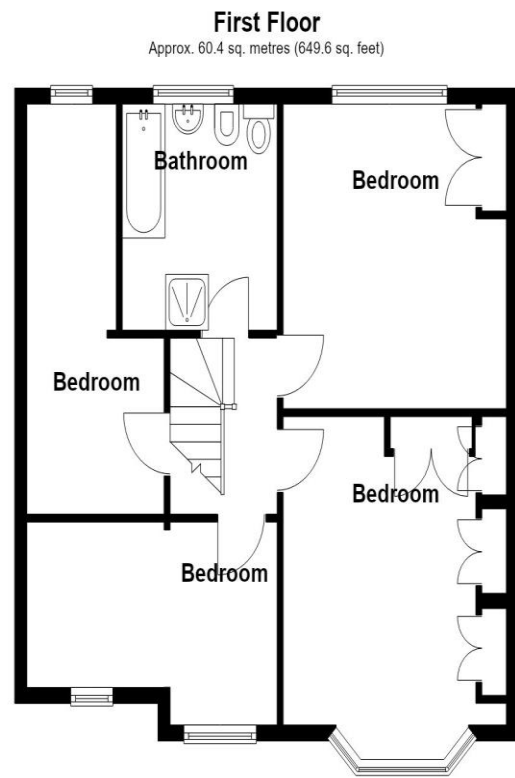
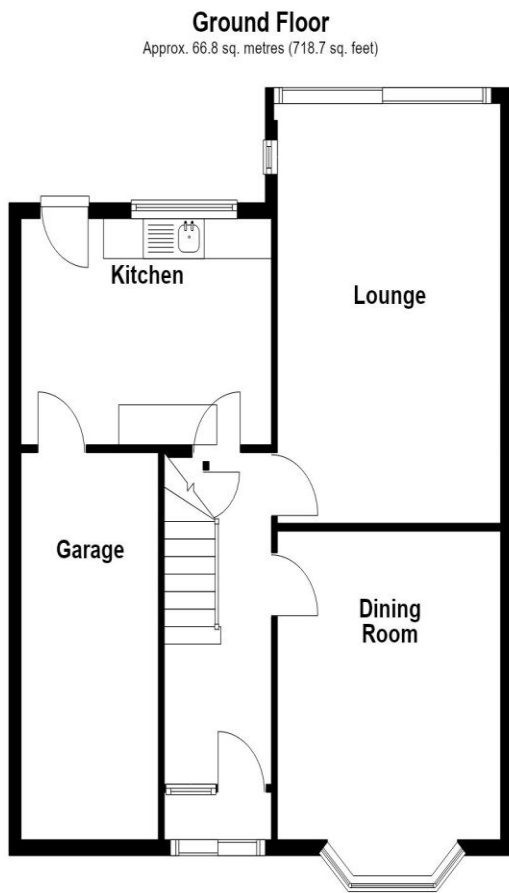
TENURE

Property is believed to be freehold subject to confirmation of a Solicitor.

EPC Rating: D

Council Tax Band: D

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. 127.1 sq. metres (1368.3 sq. feet)