



**RE/MAX**  
Elite



**31 Rowberrie Close, Rednal, B45 8RW**  
**£230,000**

RE/MAX are delighted to offer this well presented two bedroom end-terrace house in a private cul-de-sac location in Rednal.

The property briefly comprises of a spacious lounge, fitted kitchen, two double bedrooms with the master having fitted wardrobes, family bathroom and a downstairs W.C.

The property also benefits from having off road parking, an enclosed rear garden and from having no upward chain.

Please call or email to book in a viewing!

### Entrance hallway

Stairs to first floor accommodation, radiator, under stairs storage cupboard, doors to:

### Kitchen 9'8" x 5'10" (2.97m x 1.80m)

Double glazed window to front, matching wall and base units with work surfaces over, stainless steel sink with drainer and mixer tap over, integrated oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, radiator

### Lounge 12'7" x 12'2" (3.84m x 3.73m)

Double glazed French doors to rear, radiator

### Downstairs WC

Low level WC, wash hand basin, radiator

### First floor landing

Loft access, doors leading to:

### Bedroom one 12'4" x 9'3" (3.76m x 2.84m)

2 x double glazed window to front, radiator

### Bedroom two 10'4" x 9'8" (3.17m x 2.97m)

Double glazed window to rear, fitted wardrobes, radiator

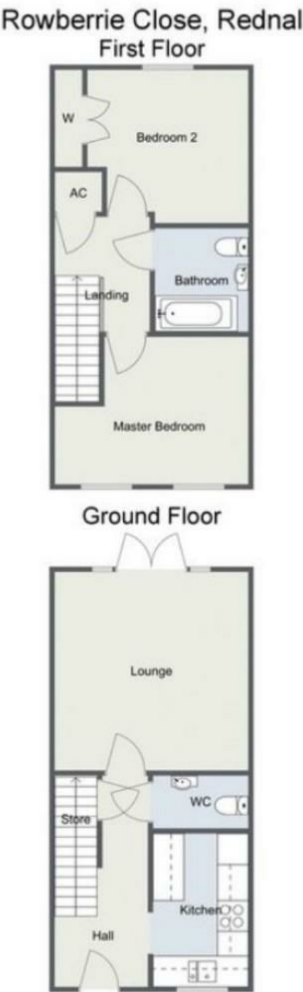
### Bathroom

Side panel bath with shower over, wash hand basin, low level WC, part tiled walls, radiator

### Rear garden

Paved patio area, mainly laid to lawn, fencing to enclose

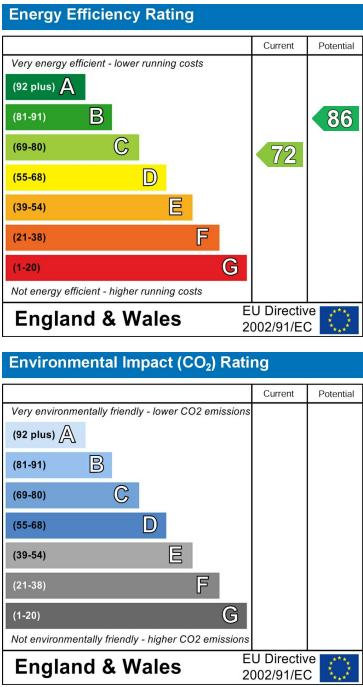
Floor Plan



Area Map



Energy Efficiency Graph



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