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**189 Cliff Rock Road
Rednal
Birmingham
B45 8QJ**

Offers Over £220,000

**Semi-Detached House
Three Bedrooms
Lounge/Diner
Kitchen
Bathroom
Driveway Parking
Rear Garden & Wooden Garage
No onward Chain
Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS THREE BEDROOM SEMI-DETACHED 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 Hallway, Lounge/Diner, Kitchen, Three bedrooms, Bathroom, Driveway Parking, Rear Garden with Wooden Garage.

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



HALLWAY

6'05" x 14'06" 1.95m x 4.41m

Welcoming hallway with double-glazed entrance door with double-glazed windows to either side. Storage cupboard housing gas meter Double Glazed window to side elevation with stairs to first floor. Gas central heating radiator, understairs storage cupboard housing consumer unit and electric meter. Doors to.

KITCHEN

6'05" x 7'10" 1.95m x 2.38m

Wall and base units with worktop and tiled splashbacks. Stainless steel sink unit with mixer tap. Free-standing gas oven. Space and plumbing for washing machine and fridge & freezer. Double-glazed window to side elevation and Double-glazed door to rear elevation.

THROUGH LOUNGE/DINING ROOM DINING AREA

**10'10" x 13'01" (into Bay)
3.30m x 3.98m (into Bay)**

Double-glazed bay window to front elevation.

Fitted shelving/cupboards, central heating radiator. Central light fitting.

LOUNGE AREA

**10'10" x 13'05" (into Bay)
3.30m x 4.08m (into Bay)**

Double-glazed bay window to rear elevation, gas central heating radiator, fitted gas fire, central light fitting.

BEDROOM ONE

**9'08" x 13'11" (into Bay)
2.94m x 4.24m (into Bay)**

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

BEDROOM TWO

**9'10" x 13'05" (into Bay)
2.99m x 4.08m (into Bay)**

Double-glazed bay window to front elevation. Gas central heating radiator, central light fitting.

BEDROOM THREE

7'05" x 7'0" 2.26m x 2.13m

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

BATHROOM

6'04" x 7'11" 1.93m x 2.41m

Double-glazed opaque window to rear elevation. Vanity unit housing wash basin with mixer tap. Low level W.C. walk-in double shower with shower screen and electric shower. Gas central heating radiator. Airing cupboard housing Worcester Bosch combi-boiler.

Landing area with Loft Hatch.

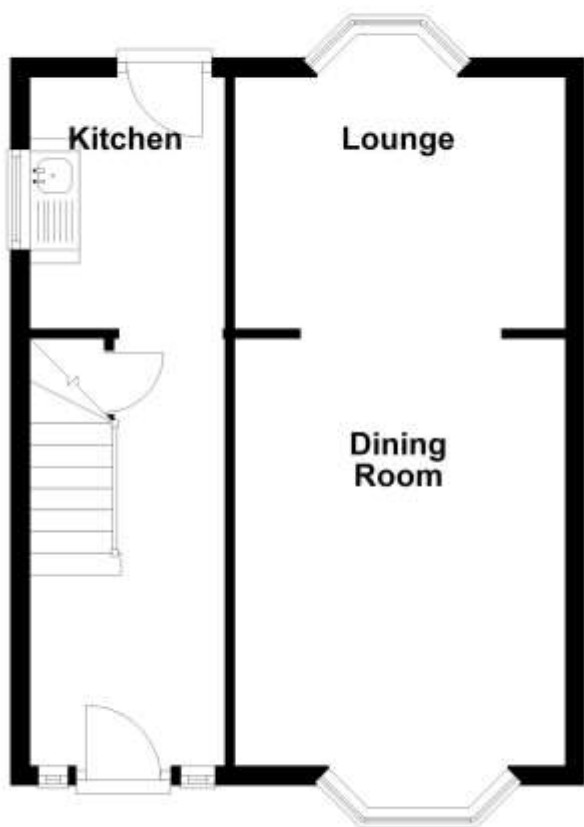
EPC Rating: D

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.

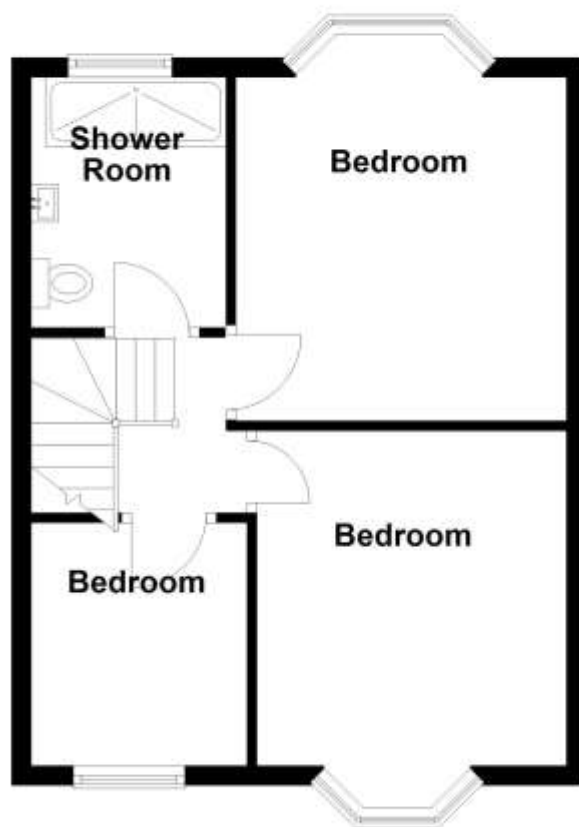
Ground Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 sq. feet)

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