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**4 Farmdale Grove
Rednal
Birmingham
B45 9NA**

Offers Over £210,000

**Semi-Detached
Two Bedrooms
Lounge
Kitchen/Diner
Conservatory
Double Glazing
Gas Central Heating
Driveway Parking
Front & Rear Gardens**

Gordon Jones is pleased to present this Two Bedroom Semi-Detached Property situated in a convenient and well-connected location close to all amenities, schools, shops, leisure activities, transport and motorway links.

The accommodation briefly comprises, Entrance Hallway, Lounge, Kitchen/Diner, Conservatory, Two Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Front & Rear Gardens, Driveway Parking. FREEHOLD.

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



Approached via a block paved driveway, with fore garden laid to lawn with shrub borders. Double-glazed Porch entrance.



LOUNGE
14'09" x 12'02" 4.49m x 3.70m
Double-glazed bay window to front elevation, brick-built fireplace housing electric fire, gas central heating radiator, Central light fitting, stairs to.



BATHROOM
9'02" x 4'11" 2.79m x 1.49m
Pedestal wash basin with taps, fully tiled splash backs. Low level W.C. Panelled bath with shower screen and electric shower over. Gas central radiator, central light fitting.

PORCH
5'11" x 2'11" 1.80m x 0.88m
Double-glazed porch with tiled floor. Double-glazed entrance door leading into hallway.

KITCHEN/DINER
12'01" x 8'09" 3.68m x 2.66m
Wall, base & drawer units with worktop and tiled splashbacks. Stainless steel sink unit with mixer tap. Integrated gas hob with extractor fan above, electric oven. Space and plumbing for washing machine, tiled flooring, Double-glazed patio doors to.

CONSERVATORY
11'07" x 8'09" 3.53m x 2.66m
Double-Glazed Conservatory with laminate flooring. French doors leading out to patio area and garden.

BEDROOM ONE
12'02" x 8'11" 3.70m x 2.71m
Double-glazed window to front elevation. Gas central heating radiator, central light fitting.

BEDROOM TWO
12'02" x 8'05" 3.70m x 2.56m
Double-glazed window to rear elevation, gas central heating radiator, central light fitting.

GARDEN
Mainly laid to lawn with mature shrub borders, Patio area, fenced boundaries with wooden shed to side of patio area with wrought iron side gate.

EPC – 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.

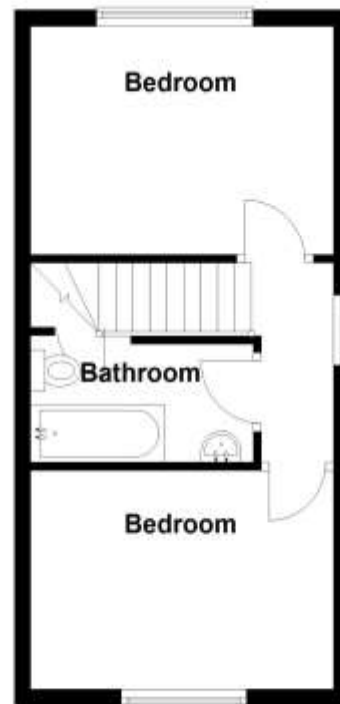
Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 74.2 sq. metres (799.2 sq. feet)

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