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**213 Newman Way
Rednal
Birmingham
B45 9ND**

Offers Over £195,000

**Semi-Detached
Two Bedrooms
Lounge
Kitchen
Bathroom
Double Glazing
Front & Rear Gardens
Garage & Driveway parking
Freehold upon Completion**

GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM SEMI-DETACHED PROPERTY IN REDNAL CLOSE TO ALL AMENITIES, SCHOOLS, RUBERY HIGH STREET SHOPS, SUPERMARKETS, LOCAL TRANSPORT LINKS, EASY ACCESS INTO BIRMINGHAM CITY CENTRE. ALSO CONVENIENTLY LOCATED FOR M5 & M42 MOTORWAY NETWORK.

IN NEED OF MODERNISATION - IDEAL PURCHASE FOR FIRST TIME BUYERS & INVESTORS. The accommodation briefly comprises, Lounge, Kitchen, Two Bedrooms, Bathroom, Double Glazing, Front & Rear Gardens, Driveway Parking and Garage.

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



Approached via tarmacadam driveway. Double -glazed entrance door. Garage to side of property.

LOUNGE
12'01" x 14'10" 3.68m x 4.52m

Double-glazed Bay window to front elevation.
Brick built fireplace housing gas fire.
Central light fitting, stairs off to first floor.

KITCHEN
12'02" x 8'06" 3.70m x 2.59m

Wall, base & drawer units with worktop and tiled splashbacks. Stainless Steel sink unit with taps. Space for cooker and under counter fridge, space and plumbing for washing machine. Double-glazed window and door to rear elevation.

BEDROOM ONE
12'02" x 8'11" 3.70m x 2.71m

Double-glazed window to front elevation.
Fitted wardrobes, central light point.

BEDROOM TWO
12'01" x 8'07" 3.70m x 2.61m

Double-glazed window to rear elevation.
Central light point.

BATHROOM
4'10" x 9'01" 1.47m x 2.76m

Shower unit with electric shower Low level W.C pedestal wash basin with taps, tiled splashbacks. Laminate flooring and central light fitting.

GARDEN
Paved rear patio with lawn area and shrub borders, access into garage.

GARAGE
16'04" x 8'10" 5.13m x 2.54m

Metal up and over garage door, Double glazed side door leads into rear garden.

EPC - F

Council Tax Band - C

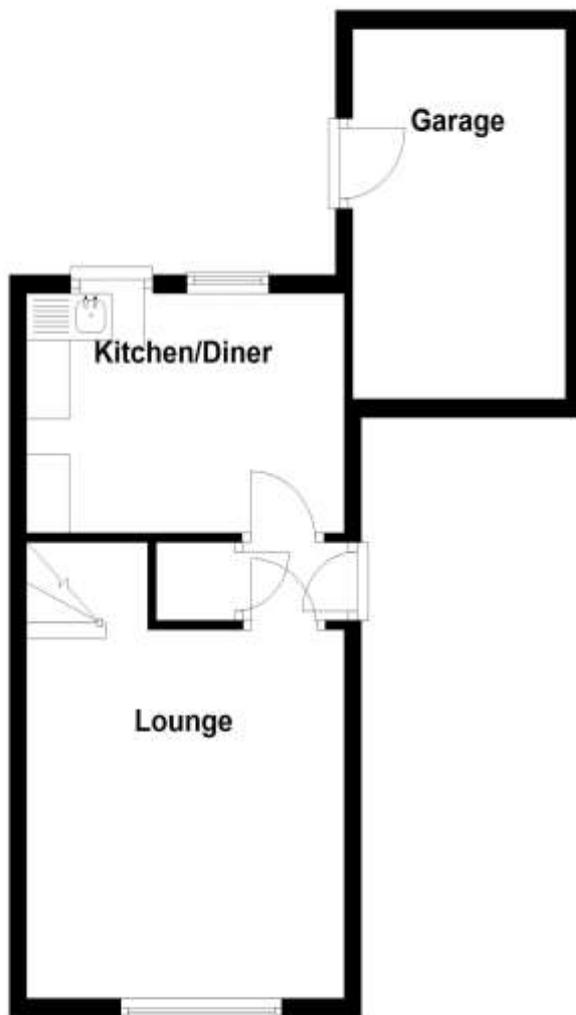
FREEHOLD UPON COMPLETION.

***Please Note there is no Gas Central Heating in this property.**

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. 38.1 sq. metres (409.8 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 sq. feet)