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**44 Beverley Road
Rubery
Birmingham
B45 9JG**

**Offers in Region of
£240,000**

**Semi-Detached
Two Double Bedrooms
Lounge
Dining Room
Kitchen
Bathroom, Separate W.C
Double Glazing & Central Heating
Rear Garden with Garage
Driveway parking**

GORDON JONES ARE PLEASED TO PRESENT THIS TWO BEDROOM SEMI-DETACHED PROPERTY ON A POPULAR RESIDENTIAL ROAD IN RUBERY. CLOSE TO ALL AMENITIES, SCHOOLS, RUBERY HIGH STREET SHOPS, SUPERMARKETS, GREAT PARK RESTUARANTS & LEISURE FACILITIES, LOCAL TRANSPORT LINKS, EASY ACCESS INTO BIRMINGHAM CITY CENTRE. ALSO CONVENIENTLY LOCATED FOR M5 & M42 MOTORWAY NETWORK. IDEAL PURCHASE FOR FIRST TIME BUYERS. The accommodation briefly comprises, Lounge, Dining Room, Kitchen. Two Double Bedrooms, Bathroom, Separate W.C., Double Glazing & Gas Central Heating, Rear Garden with Garage, Driveway Parking to front of property.

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



Approached via a paved pathway with gravel driveway. Double - glazed porch entrance with wooden door entrance leading into lounge.

LOUNGE
14'04" x 12'06" 4.36m x 3.81m
 Double-glazed Bay window to front elevation, two gas central heating radiators. Central light point with fan. Door into storage cupboard under-stairs.

DINING ROOM
11'03" x 9'07" 2.92m x 3.42m
 Double glazed window to side elevation. Gas central heating radiator. stairs off to first floor.

KITCHEN
13'11" x 6'0" 2.24m x 1.82m
 Newley appointed kitchen, wall, base & drawer units with wood effect worktop and tiled splashbacks. Stainless Steel sink unit with mixer tap over. Two double-glazed windows to rear elevation, wall mounted Worcester Bosch combi-boiler installed

Three years ago. Electric hob with extractor fan above, electric oven and microwave. Space for fridge/freezer, integrated washer/dryer machine.

BEDROOM ONE
8'03" x 11'11" (into Bay) 2.66m x 3.63m (into Bay)
 Double-glazed window to front elevation. Gas central heating radiator, central light point.

BEDROOM TWO
11'03" x 9'07" 3.42m x 2.92m
 Double-glazed window to rear elevation, gas central heating radiator. Door into storage cupboard over stairs. Central light point.

BATHROOM
9'07" X 5'04" 2.92m x 1.62m
 Double glazed opaque window to front and side elevation, large panel bath with mixer tap with shower attachment. Rainfall shower, pedestal wash basin with mixer tap with cupboard below. Boarded splashbacks. Gas central heating radiator.

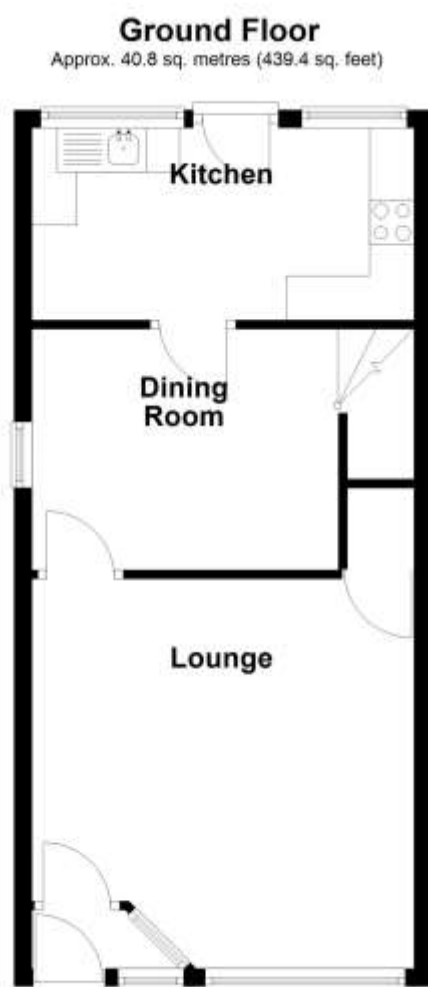
SEPARATE W.C
4'08" x 2'06" 1.42m x 0.76m
 Double-glazed opaque window to side elevation. Low level flush W.C.

GARDEN
 Paved rear garden with double wooden gates for access to garage.

EPC – D

COUNCIL Tax Band - B

FREEHOLD



Total area: approx. 70.5 sq. metres (758.8 sq. feet)