

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 72.7 sq. metres (782.4 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A

Current: 73 C  
 Potential: 89 B

Castle Bromwich | 0121 241 1100



- TWO DOUBLE BEDROOMS
- GARAGE
- LANDSCAPED GARDEN
- KITCHEN DINER
- SPACIOUS LOUNGE
- SHOWER ROOM



Rudynfield Drive, Stechford, Birmingham, B33 9HN

£200,000



## Property Description

Rudynghfield Drive is a well presented two bedroom semi detached property with garage and multiple vehicle driveway, occupying a prime spot on the close with impressive rear garden, also comprising kitchen diner, spacious lounge, two double bedrooms and bathroom. Ideally located with transport links to Birmingham Airport, Resorts World and Birmingham City Centre. DO NOT MISS OUT ON THIS FANTASTIC HOME especially if you are a first time buyer or someone looking to downsize! Call Green and Company now to arrange your viewing.

Approached to driveway with spacious front lawn which is fenced around and into:-

PORCHWAY Entering into:-

LOUNGE 14' 2" x 13' 7" (4.32m x 4.14m) With feature electric fire, brick chimney breast, bay window, radiator, stairs to first floor and door to kitchen.

KITCHEN 14' 2" x 9' 3" (4.32m x 2.82m) With wood effect units, washing machine, fridge freezer, window to rear with blind, patio door, radiator, tiled flooring and tiled under unit splashback.

FIRST FLOOR LANDING With doors to bedrooms and shower room and radiator.

BEDROOM ONE 14' 2" x 10' 5" (4.32m x 3.18m) Comprising two windows to front, radiator and wardrobes.

BEDROOM TWO 9' 3" x 8' 4" (2.82m x 2.54m) With window to rear, radiator, boiler cupboard/airing cupboard.

SHOWER ROOM Having tiled floor, tiled walls with mosaic border, vanity unit and sink, window to rear with blind, radiator, mirror, shower cubicle with electric shower and WC.

GARAGE 16' 2" x 7' 8" (4.93m x 2.34m) With up and over door and pedestrian door to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is on two levels with composite decked area, patio area, lawn, bordered with conifers, palm trees and other shrubbery.



Council Tax Band B Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 51Mbps. Highest available upload speed 14Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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