



**elliot laurence**  
sales & lettings

**Dowar Road**

Rednal, Birmingham, B45 8RB

- Traditional Semi Detached Property
- Three Bedrooms
- Through Lounge
- Kitchen
- Bathroom
- Gas Central Heating & Double Glazing
- No Upward Chain

**£150,000**

EPC Rating 'F'





## SUMMARY DESCRIPTION

Traditional semi detached residence with no chain, situated in a sought after location in Rednal, Birmingham.

Description: The accommodation, in brief, features:- Block Paved Driveway, Enclosed Porch, Hall, Lounge/Diner with Fireplace and Sliding Patio Door to Rear Garden, Kitchen, Stairs to First Floor Landing, Master Bedroom with Built In Wardrobes, Double Bedroom Two with Fitted Wardrobes, Bedroom Three and Bathroom with Shower over Bath.

Outside: Outside, the property benefits from having a rear garden with decking and fenced boundaries with an access gate.

Location: Dowar Road is within easy access to Rubery high street and local amenities include shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge Town development excellent for shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.

## ENCLOSED PORCH

## ENTRANCE HALLWAY

## THROUGH LOUNGE

8' 1" x 3' 18" (2.46m x 1.37m)

## KITCHEN

5' 11" x 7' 11" (1.8m x 2.41m)

## STAIRS TO FIRST FLOOR LANDING

## BEDROOM ONE

10' 5" x 11' 9" (3.18m x 3.58m) Having fitted wardrobes

## BEDROOM TWO

10' 06" x 11' 09" (3.2m x 3.58m) Having fitted wardrobes

## BEDROOM THREE

6' 0" x 7' 2" (1.83m x 2.18m)

## BATHROOM

5' 10" x 8' 0" (1.78m x 2.44m)

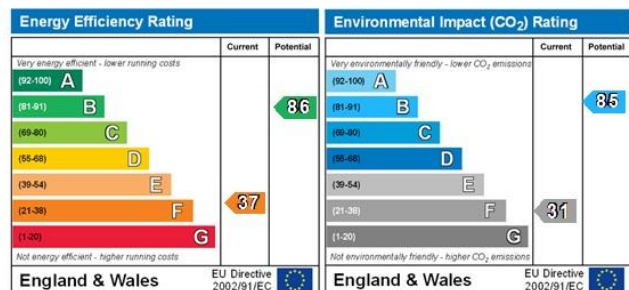
## REAR GARDEN

## TENURE - TBA

### Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the running costs.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.