



- Traditional Bay Fronted Semi Detached Property
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Conservatory
- Guest WC
- Family Bathroom
- Off Road Parking
- Freehold

Gannow Road, Rubery, Birmingham, B45 9EH

Offers In Excess Of £200,000

Traditional Style Three Bedroom Semi Detached Property * Enclosed Double Glazed Porch * Entrance Hallway * Guest WC, Lounge * Kitchen/Diner * Conservatory * Family Bathroom * Double Glazed * Gas Central Heating * Off Road Parking * Rear Garden * Freehold * VIEWING ESSENTIAL



Property Description

SUMMARY DESCRIPTION

This well maintained accommodation is set well back from the road with driveway for multiple vehicles and is in ease of access to Rubery Village, to all motorway and transport networks. Close to Waseley High School and Holywell Primary School it is ideal for young families and first time buyers.

ENCLOSED DOUBLE GLAZED ENTRANCE PORCH
uPVC double glazed front porch, wall light point, entrance door into

ENTRANCE HALLWAY
Storage cupboard housing utility meter, stairs rising to first floor accommodation, central heating radiator, ceiling light point, laminate flooring, doors to

GUEST WC
Double glazed window to side, low level w.c, hand wash basin, complimentary tiling to splash prone areas, central heating radiator, ceiling light point, laminate flooring

LOUNGE
10' 09" x 15' 4" (3.28m x 4.67m) max into bay uPVC double glazed bay window to fore, feature fireplace with log burner, central heating radiator, two wall light points, ceiling point, three spotlights

KITCHEN/DINER
8' 4" x 10' 4" x 17' 3" (2.54m x 3.15m x 5.26m) max inc units and into bay Double glazed window to rear, double glazed bay windows with central door opening to conservatory, range of base and wall mounted units with roll-top work surfaces, one and half bowl stainless sink with drainer, integrated electric oven with four ring gas hob and extractor hood over, plumbing for dishwasher, 8 spotlights, central heating radiator, laminate flooring though out

CONSERVATORY/LEAN TO
2.82m (9'3") x 5.13m (16'10") Double glazed windows sliding patio doors opening to rear garden, ceramic tiled floor, plumbing for automatic washing machine, wall mounted gas central heating boiler and central heating





FIRST FLOOR LANDING

Side aspect double glazed window on turn of stair, loft access with pull down ladders, ceiling light point and doors to

BEDROOM ONE

10' 9" x 13' 11" (3.28m x 4.24m) max into bay Double glazed bay window to rear elevation, central heating radiator, ceiling light point

BEDROOM TWO

9' 4" max x 12' 10" (2.84m x 3.91m) max into bay Double glazed bay window to rear elevation, central heating radiator, ceiling light point

BEDROOM THREE

2.03m (6'8") x 2.26m (7'5") Double glazed window to front elevation, central heating radiator, ceiling light point

FAMILY BATHROOM

Obscure double glazed window to front elevation, white suite comprising bath with matching panel, close coupled w. c, hand wash basin with vanity unit, separate shower cubicle with electric shower, complimentary tiling to all walls, ladder radiator, ceiling light point, Xpelair extractor

REAR GARDEN

Having patio area with drain away leading to garden laid mainly to lawn, ornamental pond towards rear of garden, two garden shed, panel fencing to all boundaries and side gate providing access shared access to front of property

TENURE - FREEHOLD

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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 fuel bills will be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

