



Bristol Road South, Rednal, Birmingham, B45 9PE | £174,950  
Three Bedroom Semi-Detached House



**Features:**

- Three Bedrooms
- Modern Bathroom and Downstairs WC
- Two Reception Rooms
- Modern Kitchen and Separate Utility Room
- West Facing Rear Garden
- Block Paved Driveway
- No Upward Chain

**Summary:**

A well presented three bedroom semi-detached house, offered with no upward chain, two reception rooms, a modern kitchen, modern bathroom and a west facing rear garden, situated in Rednal, Birmingham.

**Description:**

The accommodation, in brief, features:- Block Paved Driveway, Hall, Dining Room with Bay Window, Lounge, Modern Kitchen, Utility Room, Downstairs WC, Stairs to First Floor Landing, Master Bedroom, Double Bedroom Two, Bedroom Three and Modern Bathroom with Shower over Bath.

**Outside:**

Outside, the property enjoys a west-facing rear garden with a paved patio, lawn and fenced boundaries.

**Location:**

Situated in Rednal, Bristol Road South is well located for Rubery high street offering a range of convenience stores and within near distance to the Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network.





## Room Dimensions:

### Hall

### Dining Room:

10' 11" x 13' 10" (3.33m x 4.23m) max

### Lounge:

14' 1" x 14' 10" (4.30m x 4.53m) max

### Kitchen/Diner:

22' 0" x 8' 7" (6.71m x 2.63m) max

### Utility Room:

5' 10" x 8' 3" (1.78m x 2.54m) max

### WC

2' 6" x 8' 1" (0.78m x 2.47m)

### Stairs To First Floor Landing

### Master Bedroom:

9' 11" x 14' 9" (3.04m x 4.52m)

### Bedroom Two:

9' 5" x 10' 11" (2.88m x 3.34m)

### Bedroom Three:

10' 4" x 7' 4" (3.17m x 2.25m) max

### Bathroom:

6' 9" x 6' 9" (2.08m x 2.07m)

EPC: D

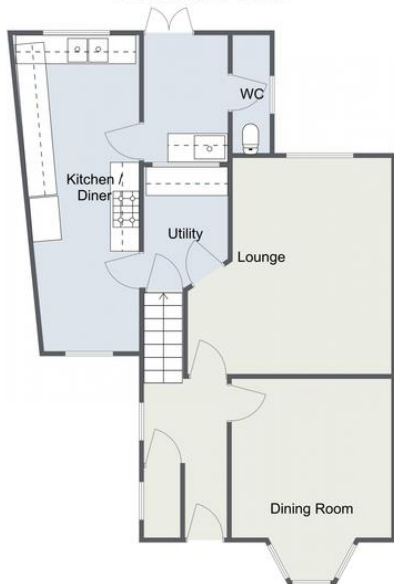
Council Tax Band: B

Tenure: Freehold

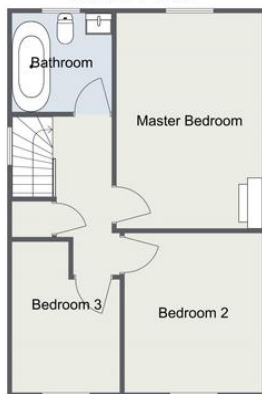
For more information on Bristol Road South or to arrange a viewing, please call the Rubery Office on 0121 453 4349



## Bristol Road South, Rednal Ground Floor



## First Floor



Total Area Approx  
106.6 sq m  
1147.4 sq ft

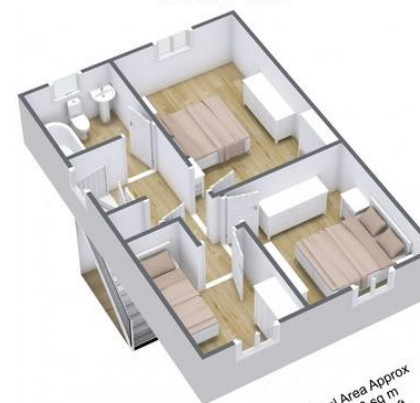
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

## Bristol Road South, Rednal

## Ground Floor



## First Floor



Total Area Approx  
106.6 sq m  
1147.4 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.