GORDON JONES & CO
SOLICITORS & ESTATE AGENTS

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**165 Frogmill Road**
**Rubery**
**Rednal**
**Birmingham**
**B45 0LB**

**Offers Over £190,000**

**Mid Terrace**
**Two Bedrooms**
**Lounge**
**Kitchen**
**Double-Glazing**
**Central Heating**
**Garage at Rear**
**Front & Rear Gardens**
**No Onward Chain**
**Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS TWO BEDROOM MID-TERRACE PROPERTY CLOSE TO ALL AMENITIES.
This well-presented property is conveniently located for all local amenities including shops, schools, buses, the M5 & M42 motorway network.
The accommodation briefly comprises; Porch entrance, Hallway, Kitchen, Lounge, Two Bedrooms, Bathroom, Front & Rear Gardens, Double Glazing, Gas Central Heating, Front & rear Gardens with Garage at rear. Viewing is highly recommended.  FREEHOLD

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





**Property is approached via gravel frontage leading to Double-glazed porch entrance.**

**PORCH**
**2'08" x 6'09" 0.81m x 2.05m**
Brick built porch with double-glazed windows and composite door.

**HALLWAY**
**5'09" x 7'11" 1.75m x 2.41m**
Wooden-glazed entrance door,
Gas central heating radiator, doors off to.

**KITCHEN**
**7'0"x 7'11" 2.13m x 2.41m**
Gloss effect Wall, base and drawer units with worktop, tiled splashbacks. Stainless steel sink unit with mixer tap, integrated electric hob & oven. Space for Fridge/freezer & Washing machine. Double-glazed window to front elevation.

**LOUNGE**
**13'0" X 16'07" 5.05m x 3.96m**
Double-glazed patio doors to rear elevation, gas central heating radiator. Wooden fire surround with gas fire.

**BEDROOM ONE**
**10'02" x 13'0" 3.09m x 3.96m**
Double-glazed window to rear elevation. Gas central heating radiator.

**BEDROOM TWO**
**7'07" x 9'11" 2.31m x 3.02m**
Double-glazed window to front elevation. Built in wardrobe and airing cupboard housing Worcester Bosch Combi-Boiler fitted 2025. Gas central heating Radiator.

**BATHROOM**
**6'11" x 6'05" 2.10m x 1.95m**
Pedestal wash basin with taps, shower cubicle with mains shower. W.C. and Bidet. Gas central heating radiator.

**GARAGE**
**7'09" x 16'10" 5.13m x 2.36m**
Brick built garage with Metal up and over door.

**REAR GARDEN**
Slabbed patio area with garden area laid to lawn with mature shrub borders.

**TENURE**
Property is believed to be freehold subject to confirmation of a Solicitor.

**EPC Rating: C**

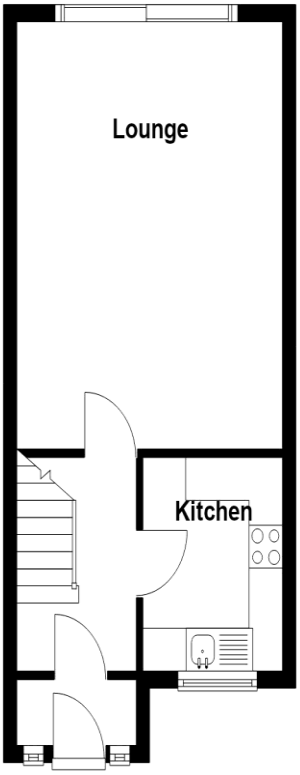
**Council Tax Band: B**

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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

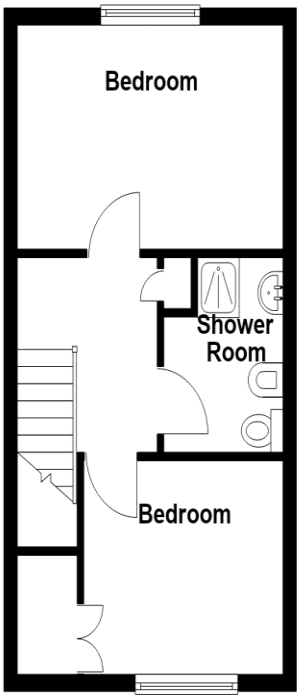
## Ground Floor

Approx. 31.7 sq. metres (341.5 sq. feet)




## First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)




Total area: approx. 61.9 sq. metres (666.3 sq. feet)

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