

Freehold £220,000

Bristol Road South, Rednal, Birmingham B45 9TX



- Three Storey, Two Bedroom, Mid Terrace House
- Shower Room plus Ground-Floor WC
- South/South-West Facing Rear Garden
- Short Walk from Longbridge Shopping Centre
- Approx. 916 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Two Parking Spaces
- Longbridge Station Also Within Easy Reach

GENERAL DESCRIPTION

This spacious two-bedroom house was built approximately thirty years ago and would now benefit from some updating. The property provides more than nine hundred square foot of accommodation arranged over three floors. There is a cloakroom/WC just off the entrance hall and a large kitchen/dining room with a door that leads out to the south/south-west-facing rear garden. The reception room is on the first floor, along with a naturally-lit storage room that could also serve as a home office. Further upstairs, on the second floor, are the two spacious bedrooms and a smart, modern shower room. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with two parking spaces and is also just a short walk from both Longbridge Railway Station and the impressive, recently-built Longbridge Shopping Centre.

Tenure: Freehold.

Estate Charge: £28.86 per month (subject to annual review).

Council Tax: Band A, Birmingham City Council.

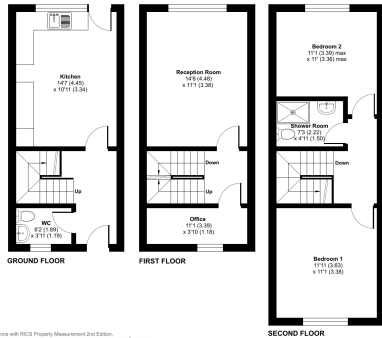
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 916 sq ft / 85 sq m

For information only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating Minimum Property Measurement Standards (MPMS Residential). Birmingham 2021. Produced for Urban Moves. REF: 1231014

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

6' 2" x 3' 11" (1.89m x 1.19m)

Kitchen / Dining Room

14' 7" x 10' 11" (4.45m x 3.34m)

FIRST FLOOR

Landing

Reception Room

14' 8" x 11' 1" (4.48m x 3.38m)

Office / Store Room

11' 1" x 3' 10" (3.39m x 1.18m)

SECOND FLOOR

Landing

Bedroom 1

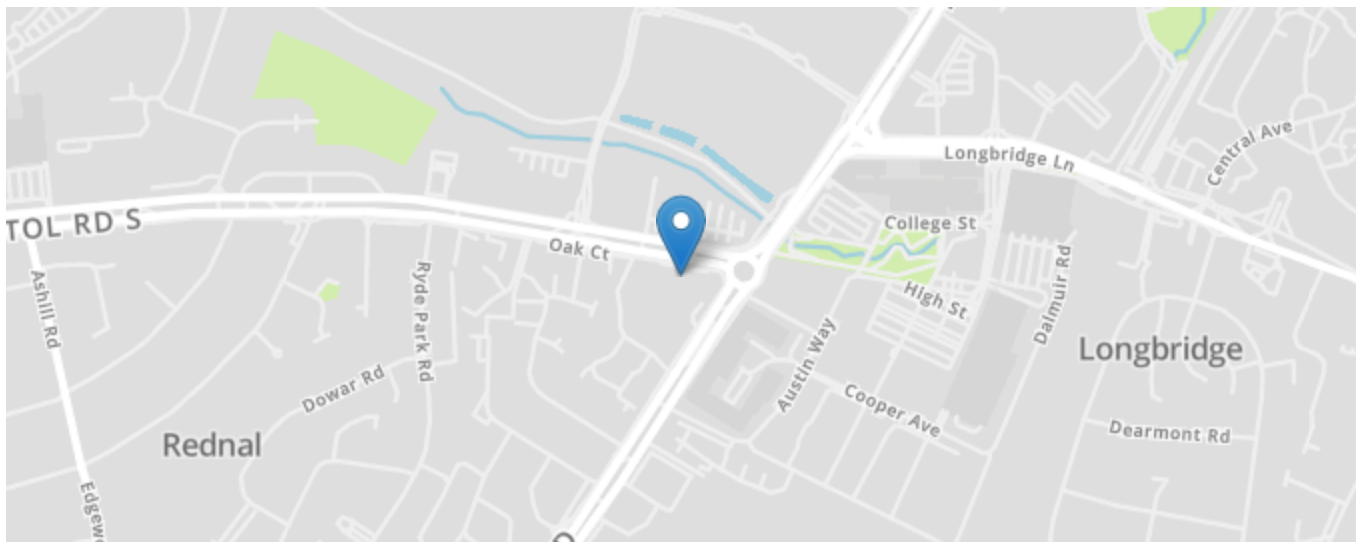
11' 11" x 11' 1" (3.63m x 3.38m)

Shower Room

7' 3" x 4' 11" (2.22m x 1.50m)

Bedroom 2

11' 1" max. x 11' 0" max. (3.39m x 3.36m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.