



69 Rednal Hill Lane, Rubery, Birmingham, B45 9LJ

Offers Over £350,000

- Four Double Bedroom Semi-Detached House
- Snug
- Good Size Garage & Drive
- EPC Rating D
- Kitchen/Diner
- Family Bathroom
- Walking Distance to Lickey Hills
- Lounge with Log Buner
- Large En-Suite
- Council Tax Band C Bromsgrove

69 Rednal Hill Lane, Birmingham B45 9LJ

A spacious extended four double bedroom semi-detached house with off road parking and good size garage, large en-suite, situated in a sought after road in Rubery, Birmingham



Council Tax Band: C



DESCRIPTION

The property in brief comprises porch, hall, kitchen/diner having a range of wall and base units, four ring gas hob, double oven, extractor, integrated fridge & dishwasher, door into good size garage, door into rear garden.

Stairs to first floor landing, master bedroom with built in wardrobes and large en-suite comprising wc, roll top bath, separate shower cubicle with electric shower, hand wash basin and bidet, double bedroom two with built in wardrobes, double bedroom three, double bedroom four, bathroom comprising, wc, vanity sink unit, bath, separate shower cubicle.

OUTSIDE

The front of the front of the property has a tarmac drive providing ample off road parking and good size garage, lawn, flowers beds, side gate to access the rear of the property.

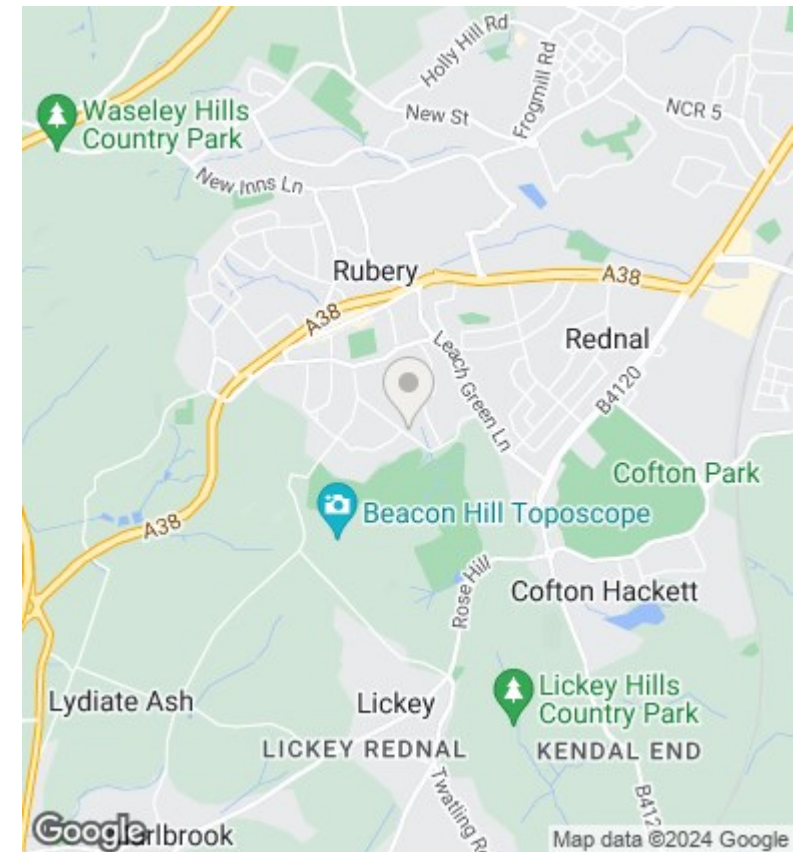
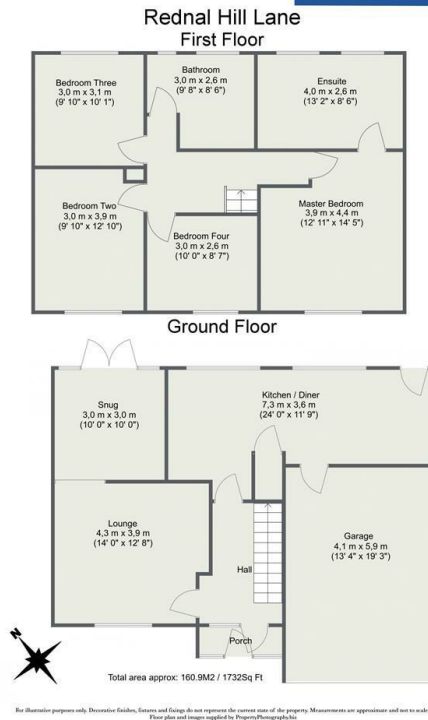
The rear garden has a paved patio, lawn, flower beds, two side gates, power sockets, outside tap, and fenced boundaries.

LOCATION

Rednal Hill Lane is situated in a sought after quiet road in Rubery, Birmingham. Is well located for Rubery high street offering a range of convenience stores and within walking distance to the Golf Course & the Lickey Hills. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway networks.

TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.



Directions

The property is on Rednal Hill Lane which is off Beacon Hill in Rubery. Postcode: B45 9LG

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	