



34 Loynells Road, Rednal, Birmingham, B45 9NP

Price Guide £255,000

- Three Bedrooms Semi-Detached
- Modern Shower Room
- Blocked Paved Drive & Garage
- Pleasant Rear Garden
- Two Reception Rooms
- Downstairs WC
- Council Tax Band C
- Kitchen/Breakfast Room
- Porch & Hall
- EPC Rating D

34 Loynells Road, Birmingham B45 9NP

A well presented three bedroom semi-detached house with two reception rooms, kitchen/breakfast room, bathroom and down stairs wc, situated in a popular road in Rednal, Birmingham



Council Tax Band: C



DESCRIPTION

The property in brief comprises porch, hall, lounge with bay window, dining room with sliding patio doors to rear garden, kitchen/breakfast room having a four ring gas hob, electric oven, extractor and part tiled walls.

Stairs to first floor landing, master bedroom with bay window, double bedroom two, bedroom three, shower room comprising wc, shower, hand wash basin, tiled walls & flooring.

OUTSIDE

The front of the property has a blocked pave drive providing off road parking.

The property benefits from having a pleasant rear garden having a large decorative slate area, lawn, planted borders, decked seating area, shed and fenced boundaries.

LOCATION

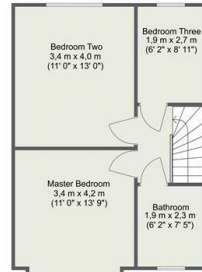
Situated in Rednal, Loynells Road is well located for Rubery high street offering a range of convenience stores and within near distance to the Lickey Hills and its Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants. Rubery provides good transport links for commuters with easy access to the motorway network (M5 & M42).

TENURE

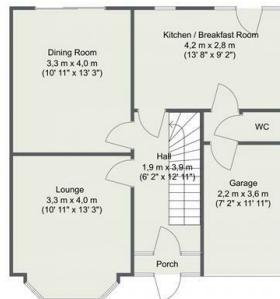
The vendor has informed us that this property is FREEHOLD . All prospective purchasers will have this verified with their solicitor



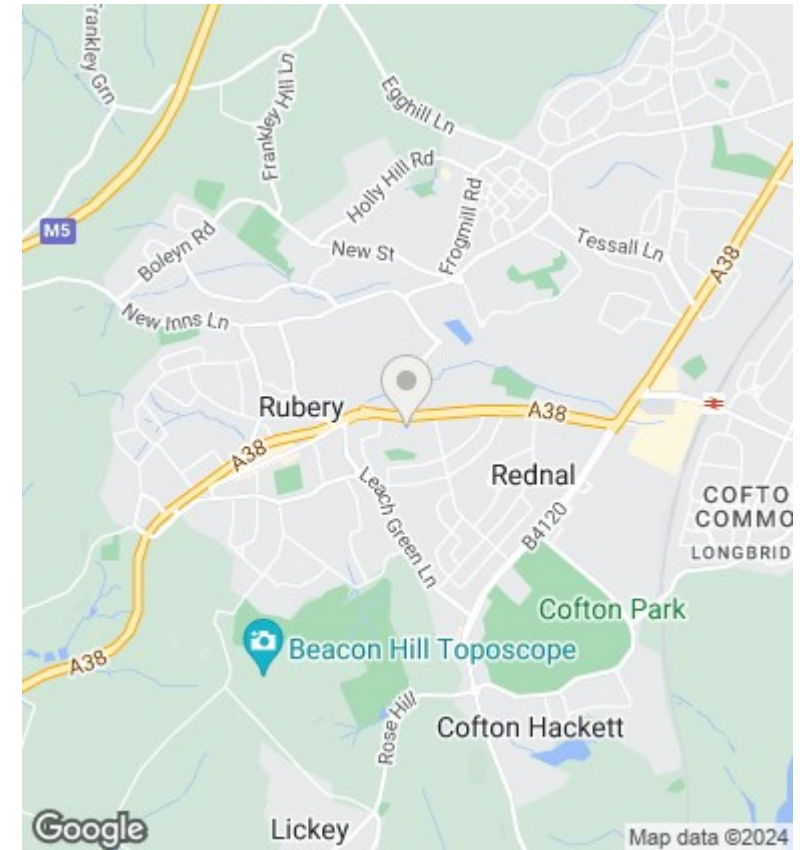
Loynells Road
First Floor



Ground Floor



Total area approx: 105.2M2 / 1132Sq Ft
For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by Property Photography Ltd.



Directions

The property is on Loynells Road, located off Chapelfield Road, off Bristol Road South, Rednal. Postcode is B45 9NP

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	