



63 Ashill Road, Rednal, Birmingham, B45 9RB

£190,000

- A Well Presented Mid Terrace Property
- Lounge
- Off Road Parking
- Idea for Investors or First Time Buyers
- Two Double Bedrooms
- Up Stairs Bathroom
- EPC Rating: D
- Kitchen/Diner
- Good Size Rear Garden
- Council Tax Band B

63 Ashill Road, Birmingham B45 9RB

We are pleased to introduce an immaculately presented two double bedroom mid terrace house with lounge, kitchen/diner, upstairs bathroom, good size rear garden, off road parking situated in Rednal



Council Tax Band:



DESCRIPTION

The property in brief comprises entrance porch, lounge with bay window, under stairs storage cupboard, kitchen/diner having a four ring gas hob, electric oven, extractor, sliding door into rear garden.

Stairs to first floor landing, master bedroom with built in cupboard, double bedroom two, good size upstairs bathroom comprising wc, hand wash basin, bath, separate shower.

OUTSIDE

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

The property benefits from having a good size rear garden with paved patio, lawn, outside tap, and rear gate.

LOCATION

Ashill Road, Rednal is conveniently situated opposite Morrisons Super market on Rubery Great Park and is walking distance into to Rubery Village.

Longbridge Retail Park is near by for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links, bus routes and is within easy access to the motorway networks. Longbridge & Barnt Green Train Stations.

LOUNGE

13'10 x 11'10"

KITCHEN

15'02 x 9'06"

BATHROOM

9'06" x 7'05"

MASTER BEDROOM

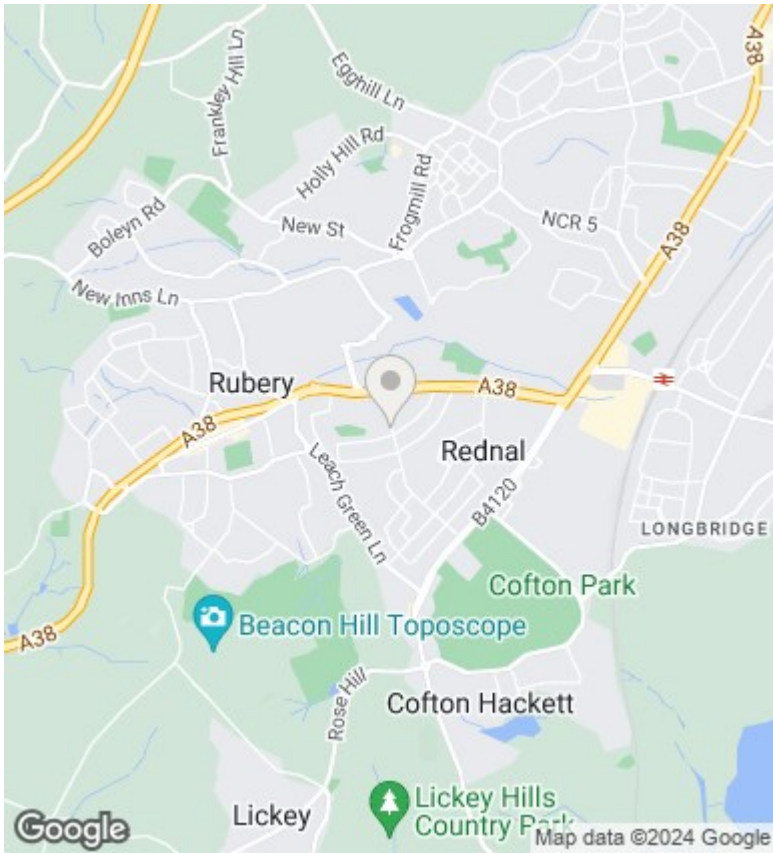
15'01" x 10'09" to wardrobe

BEDROOM TWO

12'09" x 9'04"

TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



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			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	