



15 Farmdale Grove, Rednal, Birmingham, B45 9NA

£215,000

- Fully Renovated Throughout
- Open Plan Lounge/Modern Kitchen
- Low Maintenance Rear Garden
- Council Tax Band A
- Three Bedrooms
- Storage Boot Room With Door To Front
- No Upward Chain
- Entrance Porch
- Refitted Bathroom
- EPC Rating D

15 Farmdale Grove, Birmingham B45 9NA

An immaculately presented three bedroom mid terrace house with open plan lounge into modern breakfast kitchen, modern bathroom, pleasant low maintenance rear garden situated in a quiet Grove in Rednal, Birmingham, Offered with NO UPWARD CHAIN.

EPC Rating D

Council Tax Band A (Birmingham Council)



Council Tax Band: A



DESCRIPTION

The property in brief comprises entrance porch, open plan lounge with gas fire, into modern breakfast kitchen having a range of high gloss cream wall & base units, four ring gas hob, electric double oven, dish washer, door into storage boot room having a door to the front of the property with under stairs storage cupboard, french doors leading out to rear garden.

Stairs to first floor landing, good size airing cupboard, master bedroom, double bedroom two, bedroom three, bathroom comprising wc, hand wash basin, bath with shower over, glass shower screen, part tiled walls and tiled floors.

OUTSIDE

The front of the property has a paved path to front door, garden with bushes and plants

The property benefits from having a pleasant low maintenance rear garden having a paved patio, artificial lawn, outside tap, rear gate and fenced boundaries.

LOCATION

The property is situated within walking distance of Rubery and is well positioned for local transport plus easy access to the M42 and M5. Rubery enjoying a number of facilities, including shops, cinema, restaurants and a supermarket. Longbridge development & Longbridge train station close by. Lickey Hills & cofton park easily accessible.

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.

LOUNGE/KITCHEN

21'04" max x 19'05" max

STORAGE ROOM

6'01" x 5'09"

MASTER BEDROOM

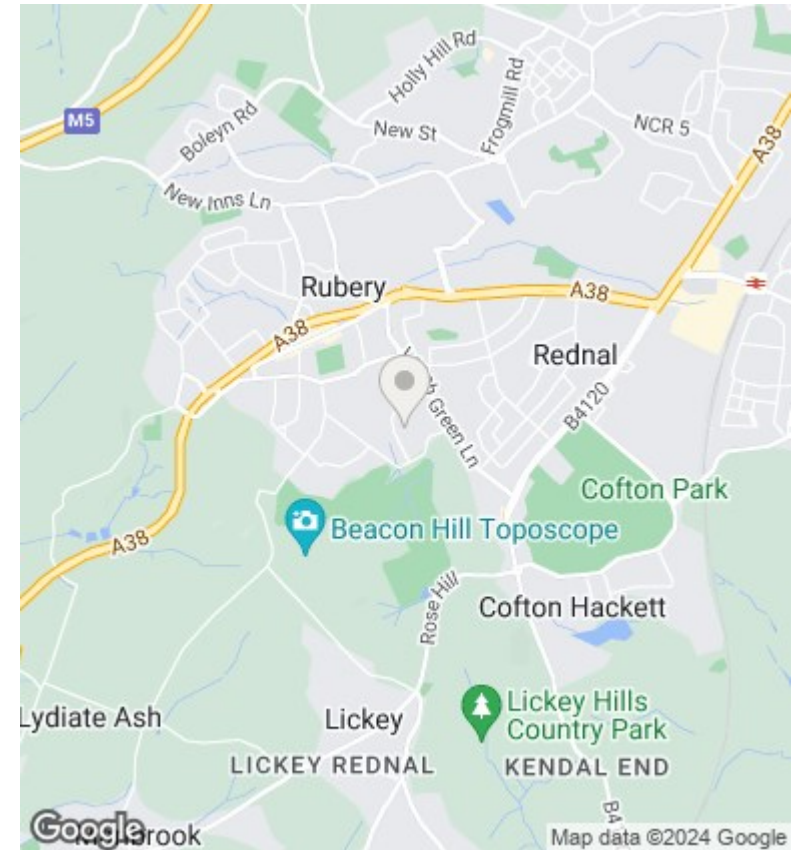
14'03" x 9'11"

DOUBLE BEDROOM TWO

9'11" x 6'11"

BEDROOM THREE

11'20" x 6'03"



Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(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	