

## **54 Wolverton Road, Rednal, Birmingham, West Midlands, B45 8RN**



- Freehold
- A well presented mid terrace property
- Three bedrooms
- Spacious lounge / open-plan kitchen
- Conservatory
- Bathroom
- Gas Central Heating
- Driveway parking & rear garden
- \*\* No Upward Chain \*\*

A three bedroom mid terrace house with open plan lounge/kitchen, conservatory, pleasant rear garden, driveway parking situated in a popular location in Rednal, B45.

The property includes a porch, entrance hallway, spacious lounge with an open plan kitchen equipped with a cooker/hob and storage cupboard, as well as a conservatory leading into the rear garden. The first floor consists of two double bedrooms and one single bedroom, along with a fitted bathroom featuring a shower over the bath. Additionally, the property is equipped with gas central heating and double glazing.

Living Room/Kitchen 14'9" x 22'4" (4.5m x 6.8m) Max

Conservatory 13'6" x 7'6" (4.11m x 2.29m)

Bedroom 8'8" x 10'11" (2.64m x 3.33m)

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Bedroom 10'8" x 9'6" (3.25m x 2.9m) Max

Bathroom 5'11" x 7'10" (1.8m x 2.4m)

The sizeable rear garden features mostly lawn space with a patio area and fenced borders. There is also a driveway with fenced neighboring borders.

The property offers convenient access to nearby shops and amenities on the Rubery High Street and Longbridge regeneration. It is located within a short walk of Longbridge train station, which provides direct trains to Birmingham City Centre. Additionally, the property's location allows for easy travel by road to Birmingham city center, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also situated nearby.

Cofton Park & the stunning Lickey Hills are just a short distance away offering wonderful walks that enjoy panoramic views over the surrounding countryside.

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.

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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