

## **Charnwood Close, Frankley, Rubery, B45 0JY**

Asking Price: £175,000



- Freehold
- Two double bedrooms
- Fitted kitchen
- Spacious Lounge
- Bathroom
- Front & rear garden
- Parking – allocated bay
- Gas Central Heating
- \*\* No upward Chain \*\*

We are pleased to introduce a well presented two bedroom mid terrace property, ideal for a first time purchase with no upward chain.

Council Tax Band = A (Birmingham)

EPC Rating = C

**Brief description:** This property features a hallway, spacious lounge with sliding patio doors leading into the rear garden with understairs storage, a fitted kitchen with a cooker/electric hob. On the first floor, there are two double bedrooms and a family bathroom.

The rear garden has fenced boundaries, the property benefits from an allocated parking bay.

Kitchen 7'11" x 6'10" (2.41m x 2.08m)

Living Room 13'1" x 16'6" (4m x 5.03m)

Bedroom One 13'1" x 10' (4m x 3.05m)

Bedroom Two 9'10" x 7'11" (3m x 2.41m)

Bathroom 6'3" x 6'11" (1.9m x 2.1m)

Rubery Village & Rubery Great Park are in close proximity, offering a cinema, restaurants, bars, gym, and Hollywood Bowl. A Morrisons supermarket is nearby, and the new Longbridge development site provides further facilities, including a Marks and Spencers, Sainsburys, and various entertainment facilities, such as the popular Herberts Yard.

Rubery Village is located to the South of Birmingham, providing easy access to all parts of the country via M5, M42 & M6.

The vendor has informed us the property is FREEHOLD, purchasers are advised to verify this with 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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