



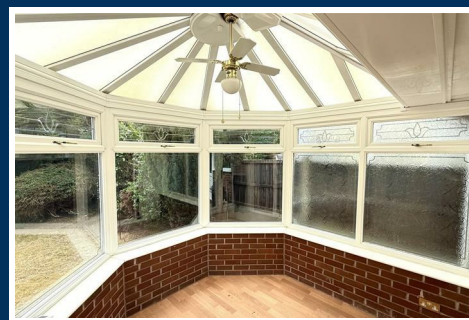
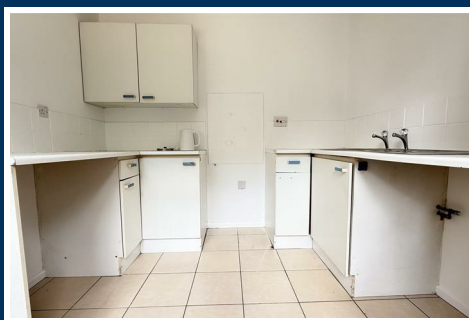
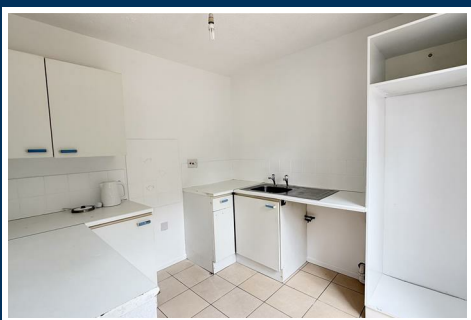
61 Brightstone Road

Rednal, Birmingham, B45 0DH

Offers In The Region Of £175,000



Rice Chamberlains are please to bring to the market this beautiful semi-detached bungalow. Located in the residential suburb of Rednal, this property is offered with no upward chain and sits just a short drive away from the gorgeous country park that is Lickey Hills. The property is close to to local amenities including Frankley Industrial park and Great Park. The property briefly consists of two bedrooms, kitchen, living room, conservatory and three piece suite bathroom. The property also has a garage.



Approach

The property is approached via pathway with lawned area and side access next to the garage. Front door leading into:

Entrance Hallway

The hallway gives access to all rooms in the property and has ceiling light point and storage cupboard.

Bathroom

6'2" x 5'8" (1.89 x 1.75)

Three piece Bathroom suite with low flush WC, bath with two taps over, wash hand basin with two taps over, tiling to walls, obscured double glazed window to the side aspect. ceiling light point.

Bedroom one

7'1" x 7'2" (2.17 x 2.2)

Ceiling Light point and storage cupboard

Bedroom two

12'0" (max) x 10'3" (3.68 (max) x 3.13)

Bay windows facing the front of the property and ceiling light point

Lounge

14'11" x 10'7" (4.56 x 3.25)

Two ceiling light points sliding door that leads into conservatory

Kitchen

8'10" x 8'7" (2.71 x 2.62)

A range of base and cupboard units for storage sink with two taps over and drainer. Tiled flooring.

Conservatory

8'11" (max) x 8'5" (max) (2.73 (max) x 2.59 (max))

Wooden effect laminate flooring, ceiling light point with fan.

Rear Garden

step leading down from both the conservatory and kitchen leading to a block paved patio area leading to a lawned area.

Garage

Tenure

We believe the property is Freehold subject to confirmation by a Solicitor.

Council Tax

According to the Direct Gov website the Council Tax Band for Brightstone Road is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and

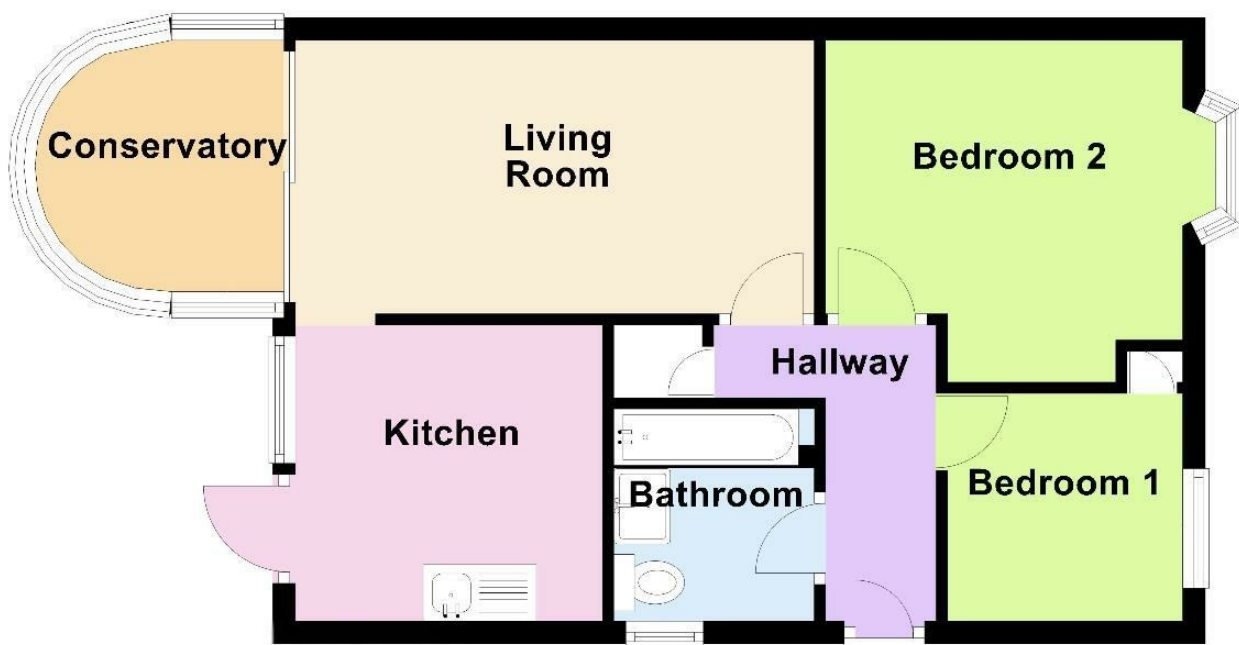
so cannot verify that they work or are fit for purpose.
Any buyer is advised to obtain verification from their
Solicitors/Surveyors. All measurements are
approximate.





Floor Plan

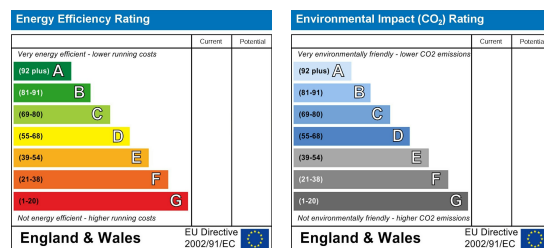
Brightstone Road



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.