



92 Loynells Road, Rednal, Birmingham, B45 9NR

£280,000

- Three Bedrooms
- Utility & Down Stairs WC
- Drive & Garage
- Council Tax Band B
- Lounge
- Modern Refitted Bathroom
- No Upward Chain
- Modern Refitted Kitchen/Diner
- Private Rear Garden
- EPC Rating D

92 Loynells Road, Birmingham B45 9NR

An immaculately presented renovated three bedroom semi-detached house, with lounge, modern kitchen/diner, utility, downstairs WC, drive, garage, private rear garden, situated in Rubery, Birmingham offered with no upward chain



Council Tax Band: B



Description

The property in brief comprises hall with under stairs storage cupboard, lounge with bay window & electric fire place, modern kitchen/diner having a range of wall & base units, five ring gas hob, electric oven, extractor, dish washer, french doors to rear garden, utility room, downstairs wc, door into garage.

Stairs to first floor landing, master bedroom with bay window, double bedroom two, bedroom three, modern re-fitted bathroom comprising wc, hand wash basin, bath, separate shower cubicle with rain shower and shower attachments, and heated towel rail.

Lounge/Living Room
13'06 x 10'10

Kitchen/Diner
19'05 x 12'11

Bedroom Main
13'08" into bay 10'07

Bedroom Two
13'00" x 10'10"

Bedroom Three
7'10" x 6'07"

Bathroom
9'00" x 5'11"

Location

Situated in Rednal, Loynells Road is well located for Rubery high street offering a range of convenience stores and within near distance to the Lickey Hills and its Golf Course. The surrounding areas provide additional shopping, schooling and leisure facilities including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment and restaurants. Rubery

provides good transport links for commuters with easy access to the motorway network (M5 & M42).

Outside

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

The property benefits from having a private mature rear garden having a paved patio, lawn, trees, bushes, flower beds, greenhouse, shed, hedged and fenced boundaries

Tenure

The vendor has informed us that this property is FREEHOLD . All prospective purchasers will have this verified with their solicitor

Directions

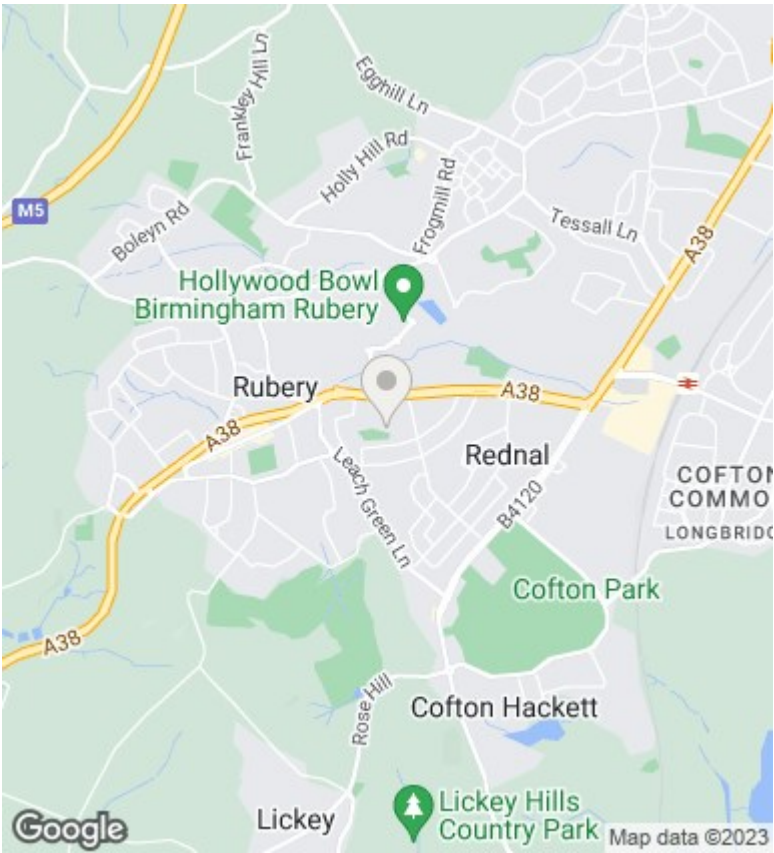
Off the Bristol Road, turn into Chapelfield Road and then into Loynells Road. Post code is B45 9NR

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC