



70 Corinne Close,, Rednal, Birmingham,, B45 8EJ

£220,000

- Two Double Bedrooms
- Conservatory
- Elevated Private Tiered Rear Garden
- Hot Tub (Negotiable)
- Modern Kitchen With Integrated Appliances
- Downstairs WC
- Council Tax Band B EPC Rating: C
- Lounge
- Modern Bathroom
- Allocated Parking Space

70 Corinne Close,, Birmingham, B45 8EJ

An Immaculately presented two double bedroom end terrace house with modern kitchen & bathroom, downstairs wc, conservatory, private rear garden, situated it a quiet close in Rednal, Birmingham



Council Tax Band: B



DESCRIPTION

The property in brief comprises hall, downstairs wc, modern kitchen having a range of contemporary wall & base units with wooden work surfaces, larder cupboard, sink with a boiler tap, integrated four ring gas hob, extractor, double oven and microwave, lounge with door into conservatory and stairs to first floor landing. Master bedroom with built in wardrobes and storage cupboard, double bedroom two, modern bathroom comprising wc, hand wash basin, bath with electric shower over and glass shower screen.

OUTSIDE

The front of the property has lawn, flowers beds, steps and side gate to access the rear of the property.

Being elevated the rear garden is private and has a very pleasant sunny outlook having tiered levels with a paved patio (hot tub is negotiable), artificial lawn, shed with power, built in lights in the sleepers, and outside power sockets.

LOCATION

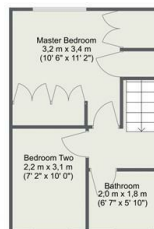
Corinne Close is a quiet cul-de-sac off Leach Green Lane in Rednal, Birmingham.

Rednal is conveniently situated close to Rubery Great Park, Rubery Village. Longbridge Retail Park is near by for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links for commuters, with easy access to the motorway networks. Longbridge & Barnt Green Train Stations

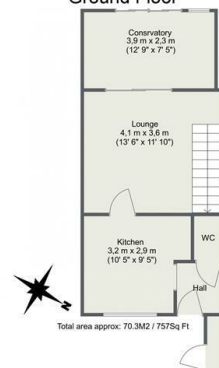
TENURE

The vendor has informed us the property is freehold. Prospective purchasers are advised to verify this with their solicitor.

**Corinne Close
First Floor**



Ground Floor



For illustrative purposes only. Dimensions, fixtures, features and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by PropertyPhotography Ltd.

Directions

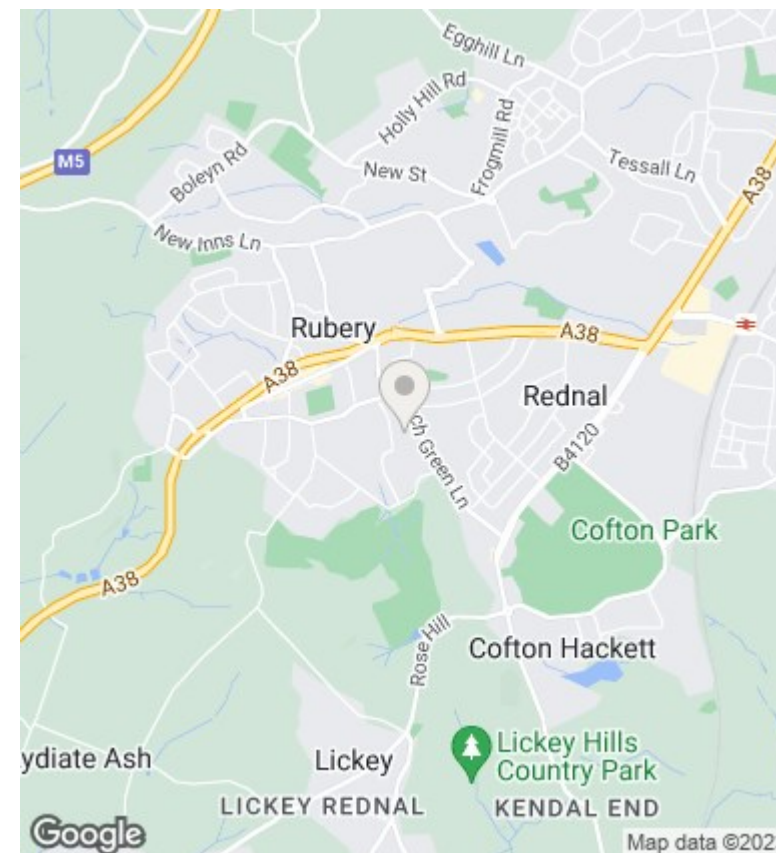
The property is off Leach Green Lane, Rednal, Birmingham. Post Code is B45 8EJ.

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		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		