



374 Lickey Road, Rednal, Birmingham, B45 8RZ

£260,000

- Three Bedroom Semi-Detached
- Bathroom
- Rear Garden
- Council Tax Band: B
- Kitchen
- Detached Garage At The Rear
- Walking Distance to Cofton Park & Lickey Hills
- Dining Room
- Side Entry & Down Stairs WC
- EPC Rating: TBC

374 Lickey Road, Birmingham B45 8RZ

An immaculately presented three bedroom traditional semi-detached house, with mature garden, parking & garage to rear, situated in a popular location in Rednal, Birmingham within walking distance to Cofton Park and the Lickey Hills



Council Tax Band: B



DESCRIPTION

The property in brief comprises hall with under stairs storage cupboard, lounge with bay window, dining room with sliding patio doors to rear garden, kitchen having a range of wall and base units, gas cooker and extractor, side passage and downstairs wc.

Stairs to first floor landing, master bedroom with bay window and built in wardrobes, double bedroom two, bedroom three, bathroom comprising wc, hand wash basin, bath with shower over.

OUTSIDE

The property has a pleasant gated front garden with paved path, planted flower beds, hedges and door to access into side lean to.

Mature and private rear garden with lawn, planted borders, path to the rear drive and garage with gated access to rear service road.

LOCATION

The property is located in a sought after location in Rednal, Birmingham. It is set back off the road, opposite Cofton Park, and is within walking distance to the Hare & Hounds Pub, Lickey Hills and Longbridge Retail Park,

Rednal is conveniently situated close to Rubery Great Park and Rubery Village, both offering great transport links within easy access to motorway networks and Birmingham City Centre.

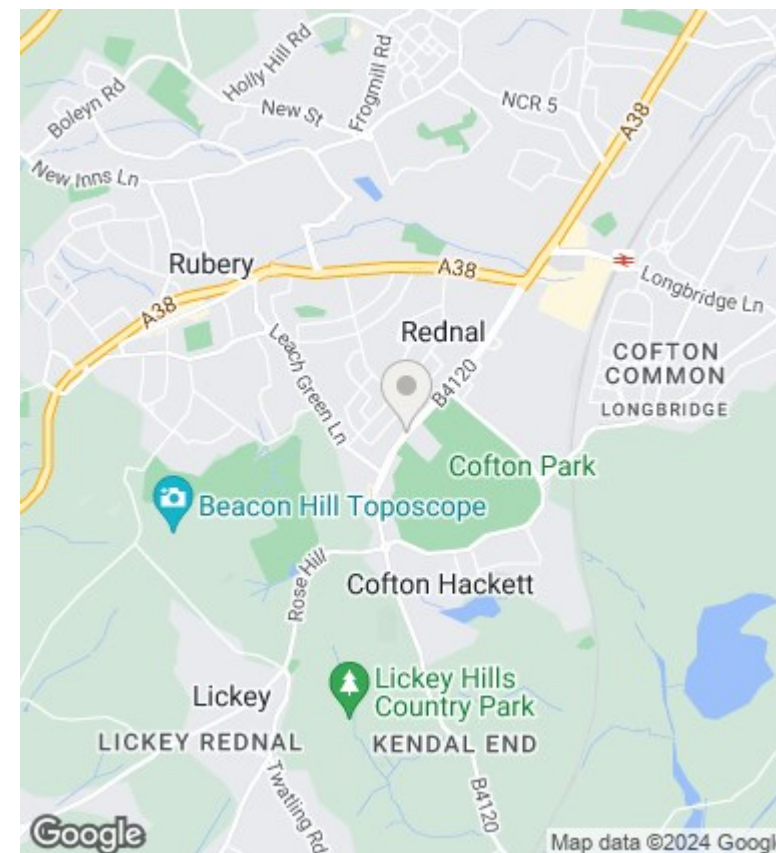
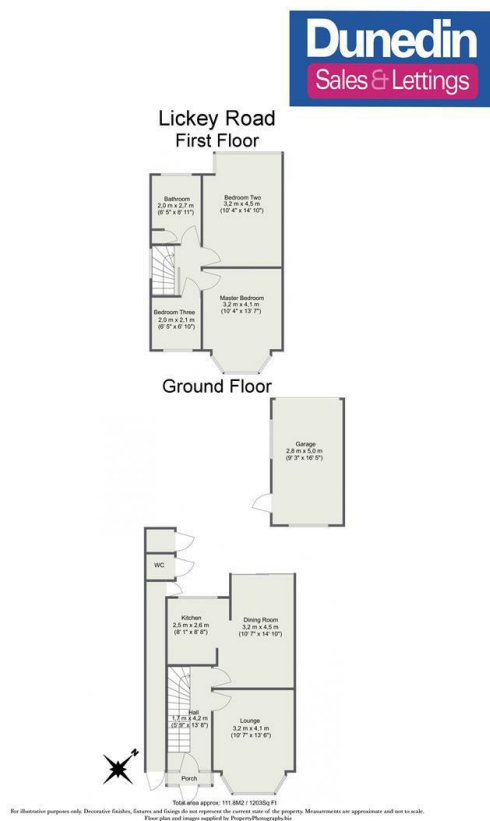
TENURE

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.

EPC - C

Council tax band - B

Local Authority - Birmingham city council



Directions

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	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		