

# Gotham Road, South Yardley

## Offers Over £275,000

- SEMI DETACHED HOUSE
- ENTRANCE HALL & LOUNGE
- ADDITIONAL RECEPTION ROOM
- RE FITTED BATHROOM
- DRIVEWAY & DOUBLE GARAGE
- BEAUTIFULLY PRESENTED
- RE FITTED KITCHEN/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- LANDSCAPED REAR GARDEN

A beautifully presented and much improved semi detached house on a popular road in South Yardley. This stunning property is ready to move into with no work required and would make the perfect first time purchase. In a superb location near to a good range of shops, schools, facilities and transport links. Comprising entrance hall, lounge, re fitted kitchen/diner and additional reception room with utility area to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway, landscaped rear garden and double garage to the rear.

### FRONT

Off road parking via a tarmacadam driveway, fencing to the sides and an opaque double glazed composite door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, meter cupboard, radiator, laminate flooring, power and light points and doors to:-

### LOUNGE

9'6 x 12' to bay (2.90m x 3.66m to bay)



Double glazed bay window to the front, radiator, power and light points

### RE FITTED KITCHEN/DINER

15'2 max x 11'10 max (4.62m max x 3.61m max)



The kitchen has recently been re fitted with a good range of gloss eye level, drawer and base units with a work surface

over incorporating a ceramic one and a half bowl sink/drainer with flexi hose tap and laminate splash backs. Fitted electric oven with an inset induction hob and angled cooker hood over, integrated dishwasher and an integrated fridge/freezer. Double glazed and single glazed windows to the rear, vertical radiator, laminate flooring, power and light points and door to:-

### ADDITIONAL RECEPTION ROOM

15'1 max x 9'7 max (4.60m max x 2.92m max)



Double glazed patio doors onto the rear garden, double glazed windows to the rear and side, radiator, laminate flooring, power and light points. The utility area has a work surface with space and plumbing beneath for appliances and a hardwood door to:-

### SIDE ENTRANCE

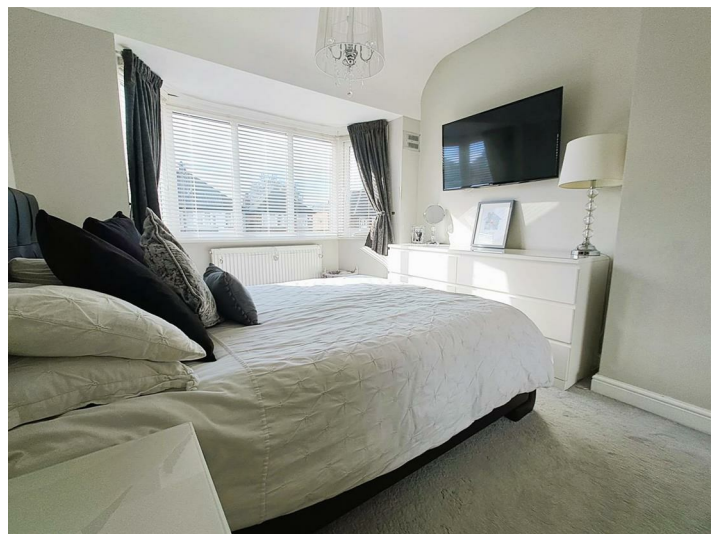
Hardwood door to the front, UPVC opaque double glazed door to the garden and a wall mounted boiler

### LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

### BEDROOM ONE

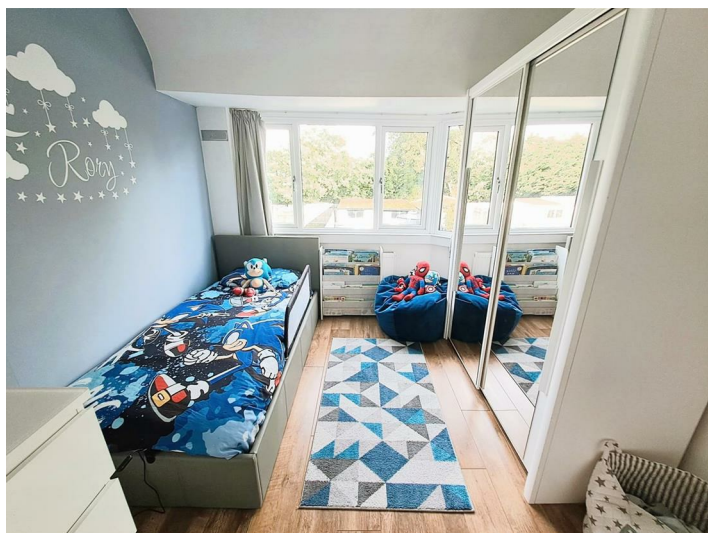
9'8 max x 12'6 to bay (2.95m max x 3.81m to bay)



Double glazed bay window to the front, radiator, power and light points

### **BEDROOM TWO**

**9'8 max x 12'2 to bay (2.95m max x 3.71m to bay)**



Double glazed half bay window to the rear, radiator, laminate flooring, power and light points

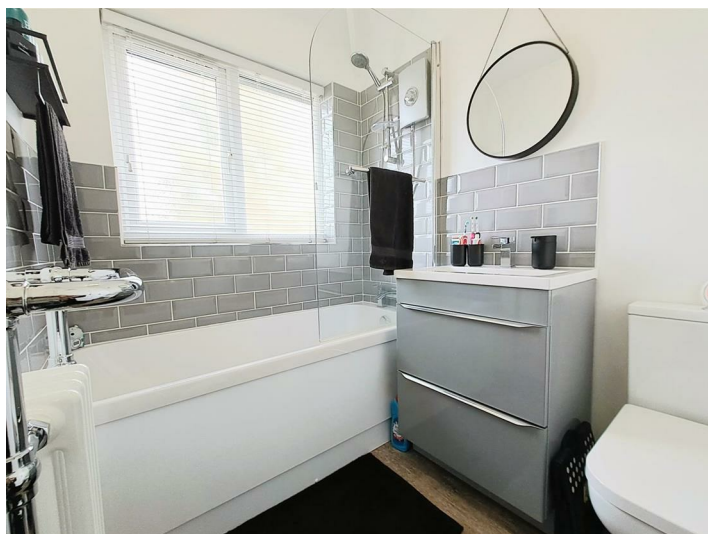
### **BEDROOM THREE**

**5'4 x 7' (1.63m x 2.13m)**

Double glazed window to the front, radiator, power and light points

### **RE FITTED BATHROOM**

**5'4 x 6'6 (1.63m x 1.98m)**



Re fitted with a paneled bath with an electric shower over and shower screen, vanity sink and a low level flush WC. Metro style tiling to splash prone areas, opaque double glazed window to the rear, traditional heated towel rail radiator, extractor fan and ceiling light point

### **LANDSCAPED REAR GARDEN**



Recently landscaped with a patio to the fore and artificial lawn. There is a timber decked seating area to the rear, raised borders with sleepers and fencing to the perimeters

### **DOUBLE GARAGE**

With two metal up and over doors onto the rear vehicular service road.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

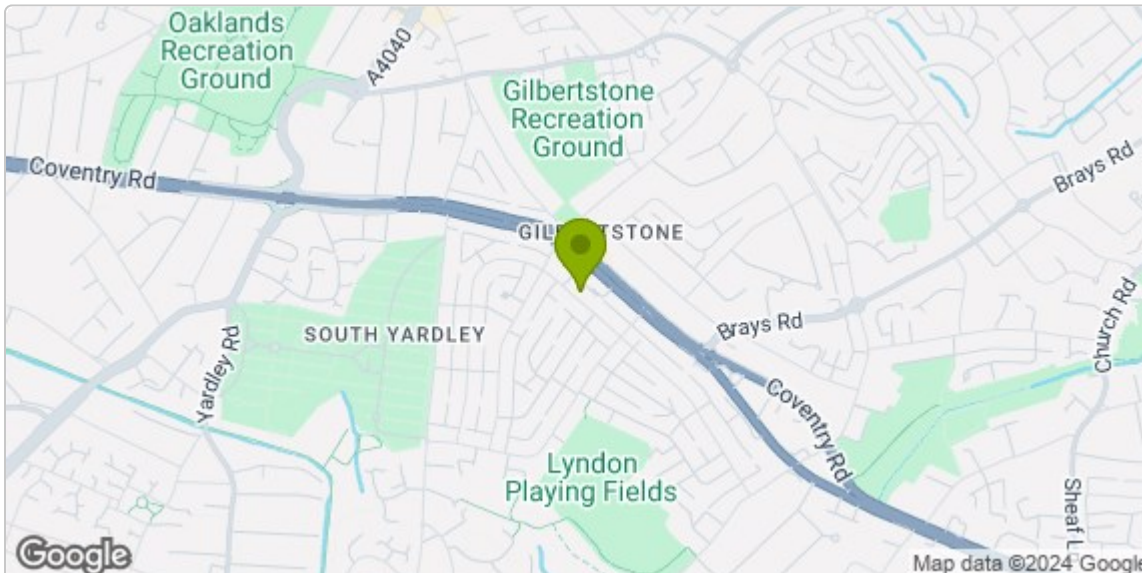
**TENURE:** We are advised that the property is **FREEHOLD**.

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
36 Gotham Road South  
Yardley Birmingham B26 1LB

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	