

Gressel Lane, Kitts Green

£220,000

- SPACIOUS MID TERRACED HOUSE
- PORCH & ENTRANCE HALL
- CONSERVATORY
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE/DINER
- KITCHEN
- WET ROOM & SEPARATE WC
- GARDENS TO THE FRONT & REAR

A spacious, well maintained mid terraced house on a popular road in B33 with NO ONWARD CHAIN. This lovely property will make a great first time purchase and is in a superb location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, lounge/diner, conservatory and kitchen to the ground floor. Upstairs there are three good sized bedrooms, a re fitted wet room and separate WC. Further benefiting from central heating, double glazing and gardens to the front and rear.

FRONT

The front garden is laid to lawn with steps to a UPVC opaque double glazed door to:-

ENCLOSED PORCH

Opaque double glazed windows to the front and sides and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to the front, radiator, power and light points and doors to:-

LOUNGE/DINER

11'9 max x 22' (3.58m max x 6.71m)



Double glazed window to the front, two radiators, gas fireplace, power and light points and double glazed patio doors to:-

CONSERVATORY

12' x 8'4 (3.66m x 2.54m)

Double glazed patio doors to the rear garden, double glazed windows to the sides, power and light points

KITCHEN

8'9 max x 15'1 (2.67m max x 4.60m)



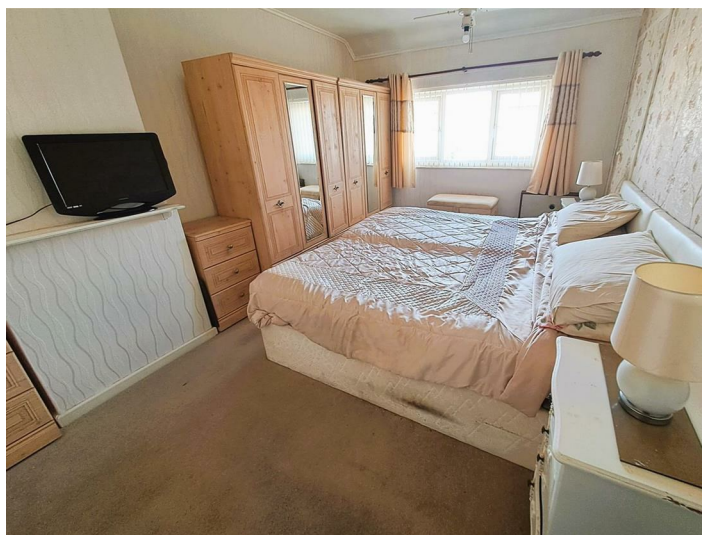
Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob over, space and plumbing for other appliances. Wall mounted boiler, door to the under stairs storage cupboard, UPVC double glazed door to the rear garden, double glazed window to the rear, power and light points

LANDING

Loft access, ceiling light point and doors to:-

BEDROOM ONE

9'11 max x 13'11 max (3.02m max x 4.24m max)



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

BEDROOM TWO
7'9 x 12'7 (2.36m x 3.84m)

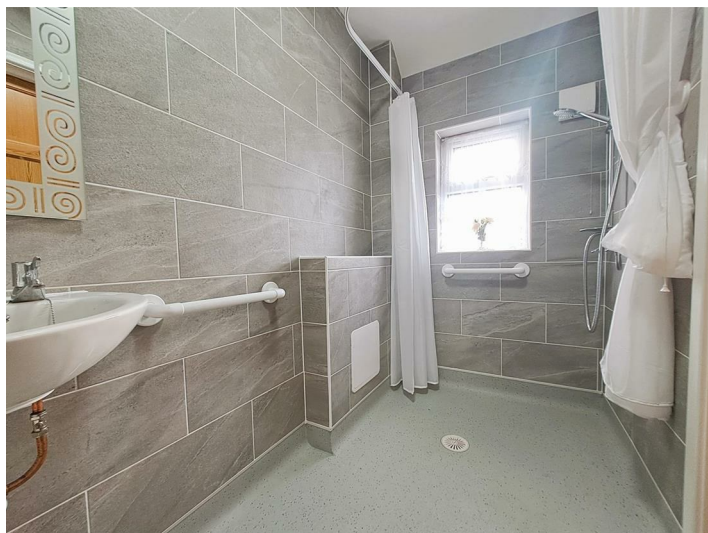


Double glazed window to the front, radiator, built in wardrobe, power and light points

BEDROOM THREE
9'10 x 6'11 (3.00m x 2.11m)

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

RE FITTED WET ROOM
4'5 x 7'10 (1.35m x 2.39m)



With a walk in shower with a bar shower and a wall mounted sink. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, extractor fan and ceiling light point

SEPARATE WC

Fitted with a low level flush WC, tiling to a half height, opaque double glazed window to the rear and ceiling light point

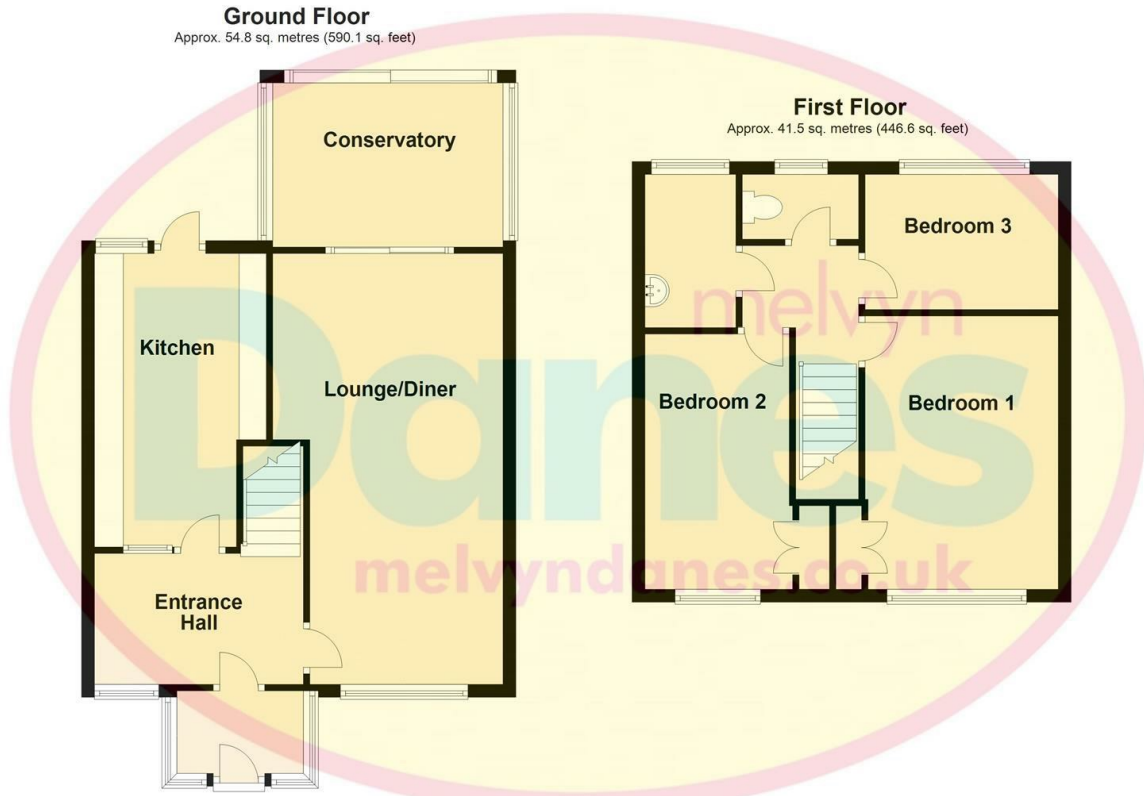
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore. slate borders and good size storage shed.

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. 96.3 sq. metres (1036.7 sq. feet)

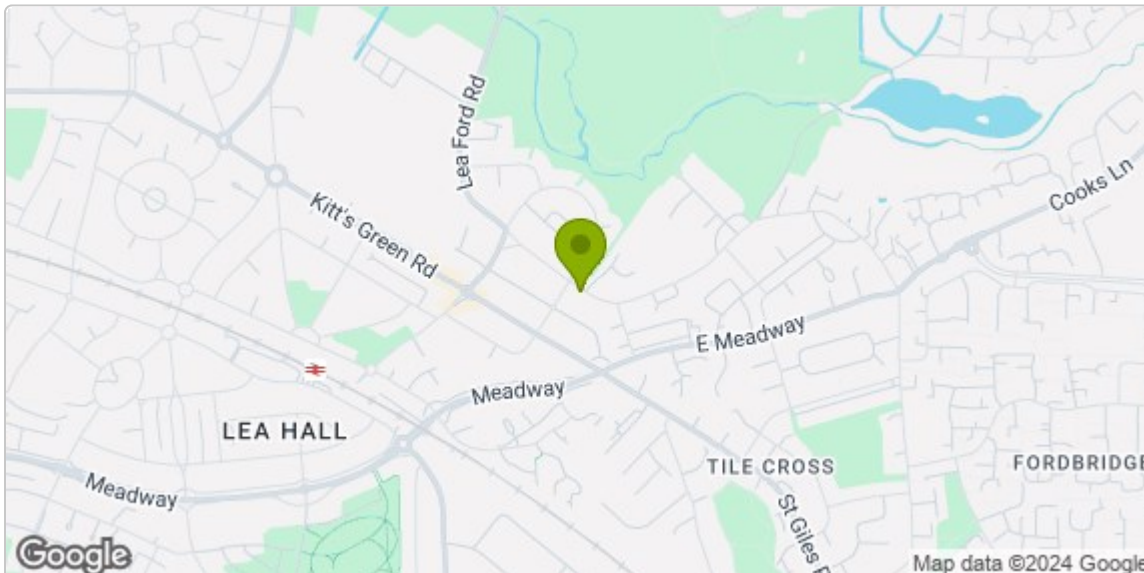
TENURE: We are advised that the property is **FREEHOLD**

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:
61 Gressel Lane Kitts Green
Birmingham B33 9ST

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	