



# Gilbertstone Avenue, South Yardley

## £230,000

- SEMI DETACHED HOUSE
- LOUNGE
- RE FITTED KITCHEN
- FIRST FLOOR BATHROOM
- DRIVEWAY & DOUBLE REAR GARAGE
- PORCH & ENTRANCE HALL
- CONSERVATORY/DINING ROOM
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A well presented semi detached house on a popular road in South Yardley. This lovely property will make the ideal first time purchase or downsize property and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, conservatory/dining room and re fitted kitchen to the ground floor. Upstairs there are two double bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, pleasant rear garden and double rear garage.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

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

### ENTRANCE HALL

Stairs to the first floor, opaque single glazed window to the front, radiator, laminate flooring, power and light points, opening onto the kitchen and door to:-

### LOUNGE

9'11 x 19'1 (3.02m x 5.82m)



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

### CONSERVATORY/DINING ROOM 16' x 9'2 (4.88m x 2.79m)



Double glazed doors to the rear garden, double glazed windows to the rear and side, two radiators, power and light points

### RE FITTED KITCHEN

5'8 x 8'8 (1.73m x 2.64m)



Fitted with eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with a mixer tap and tiling to splash prone areas. Fitted electric oven with an inset ceramic hob and extractor hood over, double glazed window to the rear, radiator, power and light points and door to:-

### LANDING

### **BEDROOM ONE**

**13'2 x 10'10 max to bay (4.01m x 3.30m max to bay)**



Double glazed bay window to the front, radiator, built in storage cupboard, power and light points

### **BEDROOM TWO**

**10' x 7'11 (3.05m x 2.41m)**



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

### **BATHROOM**

**5'6 x 5'5 (1.68m x 1.65m)**



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

### **REAR GARDEN**



The rear garden has a good sized patio to the fore and a lawned section. There are flower and shrub borders, fencing to the perimeter and a path to:-

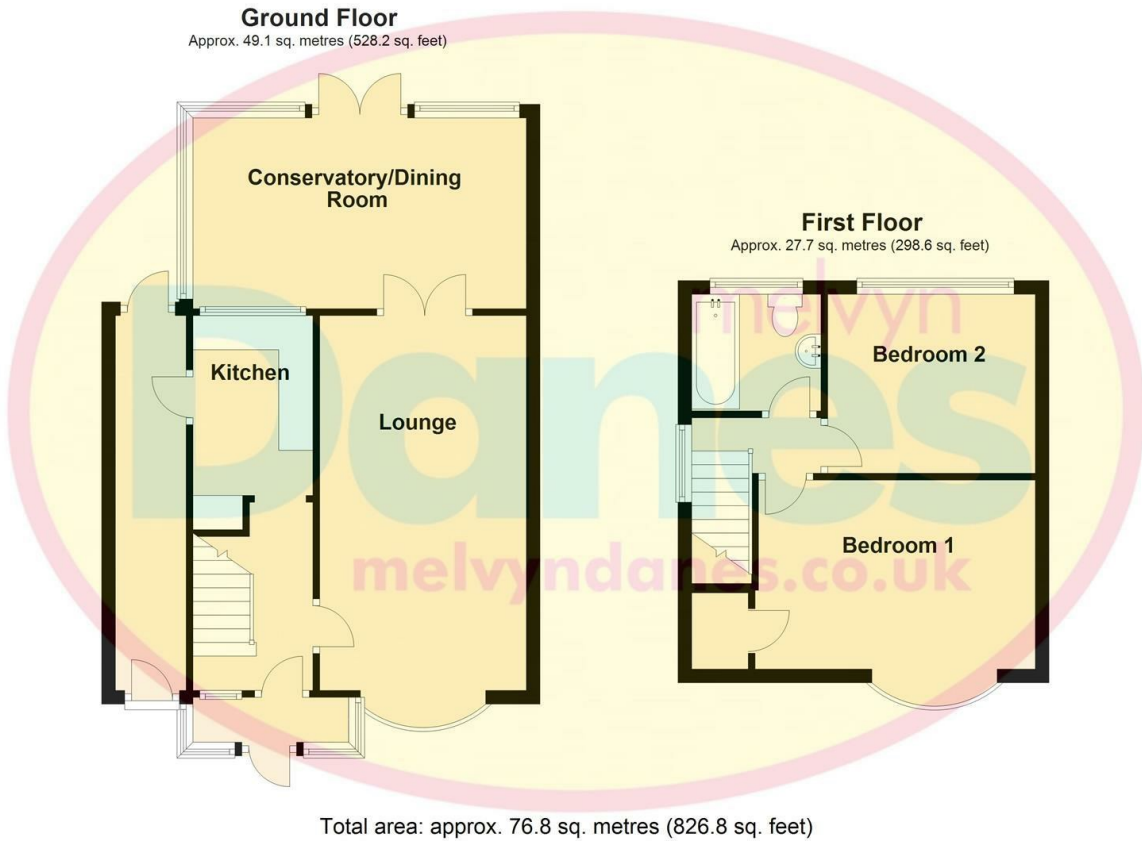
### **DOUBLE REAR GARAGE**

**16'10 x 17'11 (5.13m x 5.46m)**

With two metal up and over doors onto the security gated rear vehicle service road, power and light points.

## 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.



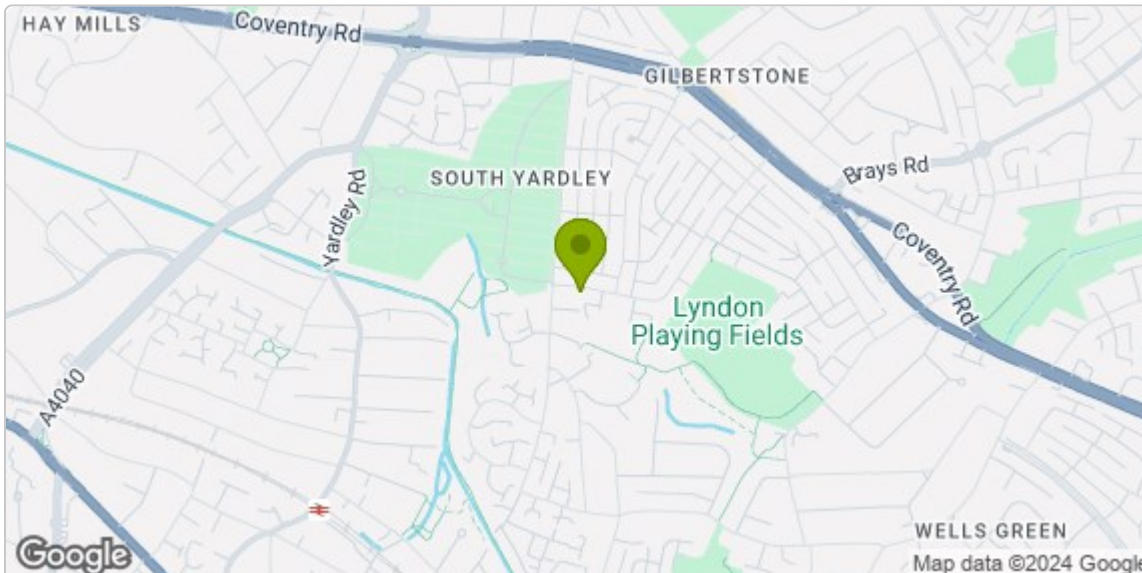
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
226 Gilbertstone Avenue  
South Yardley Birmingham  
B26 1HS

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	