



# Gospel Lane, Acocks Green

**£225,000**

- MODERN END TERRACE
- RE FITTED BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- REAR GARDEN
- NO ONWARD CHAIN
- LOUNGE
- FIRST FLOOR RE FITTED BATHROOM
- CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES

A beautifully presented modern end of terrace house offering no chain. This stunning has been refurbished to a high standard by the current owner and would make the perfect first time purchase. In a great location, near to a good range of shops, facilities and transport links and comprising: entrance hall, lounge, re fitted breakfast kitchen, two double bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, two parking spaces, visitor parking and landscaped rear garden.

### FRONT



Two allocated parking spaces, visitor parking, path with access to UPVC double glazed door into;

### ENTRANCE HALL

Radiator, power and light points, doors to;

### RE FITTED BREAKFAST KITCHEN 7'9 x 10'9 (2.36m x 3.28m)



Being re fitted with a range of wall, base and drawer units with solid wooden worktops incorporating a one and a half bowl sink and drainer unit with mixer tap over and tiling to splash prone areas. Integrated electric oven, ceramic hob with extractor hood over, integrated fridge freezer, dishwasher and washer dryer. Breakfast bar. Double glazed window to the front, radiator, tiled flooring, power and light points.

### LOUNGE 11'7 x 15' (3.53m x 4.57m)



UPVC double glazed french doors to the rear garden, double glazed windows to the rear, radiator, stairs to the first floor, power and light points.

### LANDING

Loft access, power and light points, doors to;

### BEDROOM ONE 11'7 x 10' (3.53m x 3.05m)



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

## BEDROOM TWO

11'7 max x 8'2 max (3.53m max x 2.49m max)



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

## RE FITTED BATHROOM

4'10 x 8'4 (1.47m x 2.54m)



Being re fitted with a three piece suite comprising; panelled bath, bar shower over with a rainfall shower head and shower screen, wash hand basin and low level flush W.C. Opaque double glazed window to the side, heated towel rail, tiling to full height, extractor fan and ceiling spotlights.

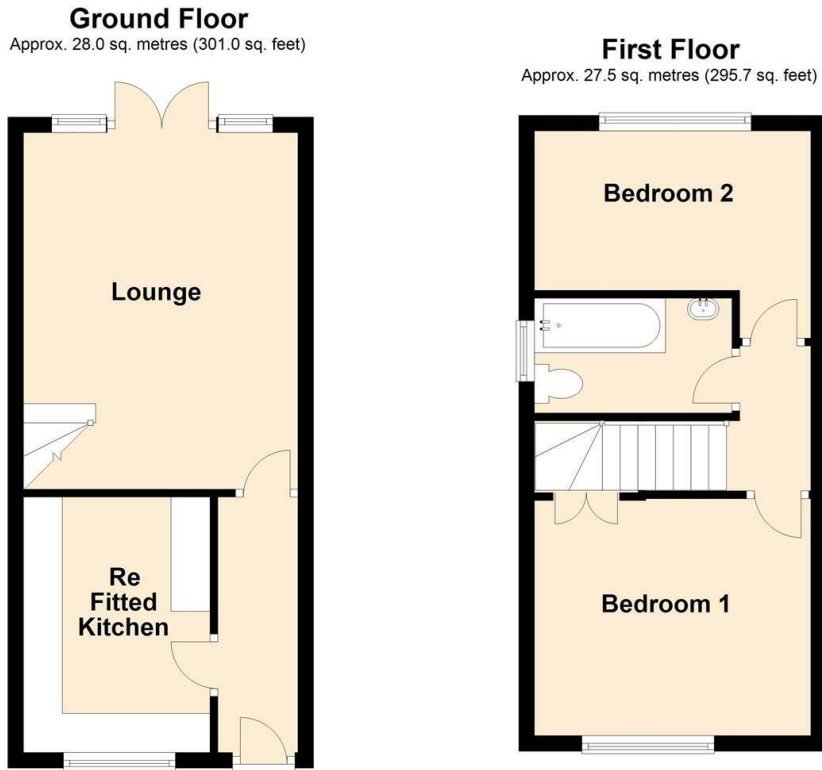
## REAR GARDEN



Having a patio area to the foregarden, laid to lawn area, raised borders, decked seating area, shale borders and fencing to perimeters.

# 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. 55.4 sq. metres (596.8 sq. feet)

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

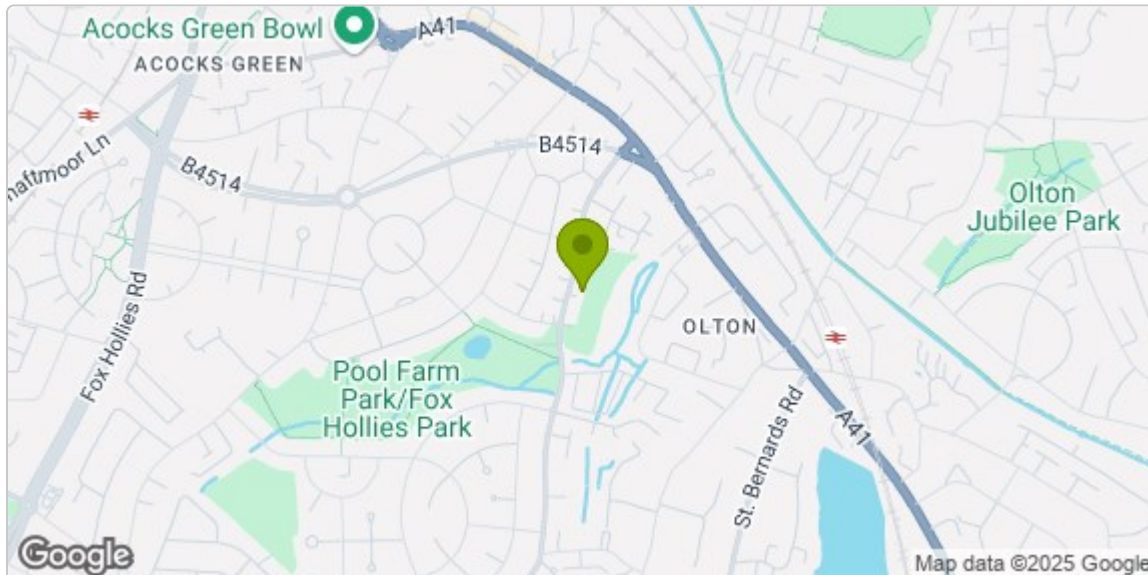
**BROADBAND:** We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



**Full Postal Address:**  
 130 Gospel Lane Acocks Green  
 Birmingham B27 7AD

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(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	