



smarthomes

Gilbertstone Avenue

South Yardley, Birmingham, B26 1HR

- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Extended and Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

£240,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a lawned fore garden and is accessed via a wrought iron gate with steps rising to a UPVC double glazed door with matching windows to sides leading into

Porch

With ceiling spot lights and a UPVC double glazed door with matching side windows leading to

Entrance Hallway

With wall light point, radiator, coving to ceiling, Karndean flooring, stairs leading to the first floor accommodation and door leading off to





Lounge to Front

18' 4" x 9' 10" (5.6m x 3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and double opening doors to

Extended and Re-Fitted Kitchen/Diner

Dining Area

15' 8" x 9' 10" (4.8m x 3m) With UPVC double glazed French doors leading to rear garden, Karndean flooring, two wall mounted radiator, ceiling light point and opening to



Re-Fitted Kitchen

18' 0" x 5' 2" (5.5m x 1.6m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Inset electric double oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, tiling to splash back areas, Karndean flooring, radiator, ceiling spot lights and a double glazed window to the rear aspect



Landing

With a ceiling light point, double glazed window to side and door to

Bedroom One to Rear

13' 1" x 9' 10" (4m x 3m) With double glazed bay window to rear elevation, radiator and ceiling light point



Bedroom Two to Front

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed bay window to front elevation, built in wardrobes with sliding doors, loft access, radiator and ceiling light point

Bedroom Three to Front

6' 10" x 6' 2" (2.1m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

8' 2" x 6' 6" (2.5m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point, cupboard housing a wall mounted gas central heating boiler and an obscure double glazed window to the rear elevation

Rear Garden

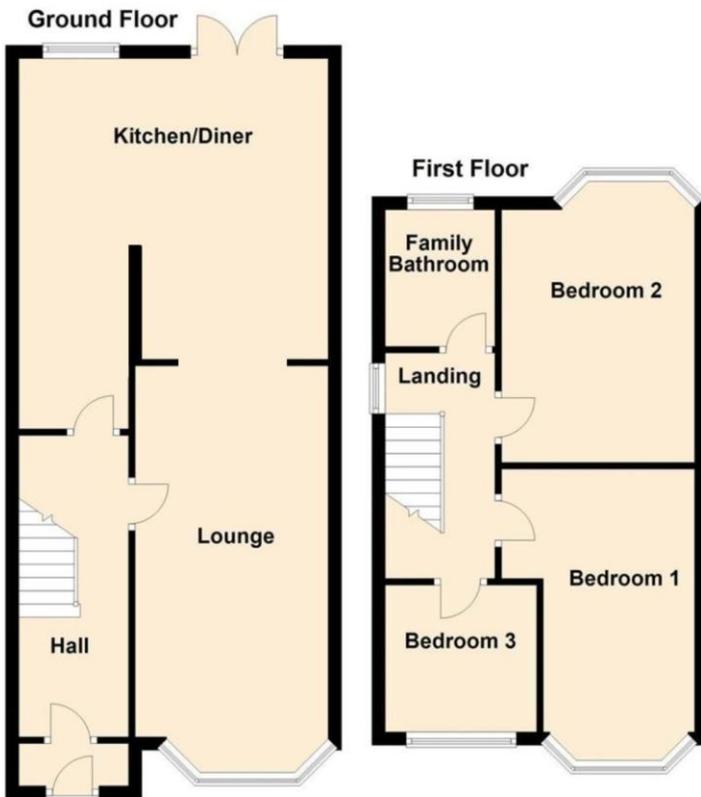
Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, mature shrubs and bushes and access to

Garage

Located at the rear of the property and accessed via a shared rear service road

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements