



## Gospel Farm Road

Acocks Green, Birmingham, B27 7LJ

- A Well-Presented End Terrace Property
- Three Double Bedrooms
- Re-Fitted Breakfast Kitchen
- Recently Constructed Conservatory
- Re-Fitted En-Suite Shower Room
- Re-Fitted Family Bathroom

**Offers In Region Of £220,000**

EPC Rating '60'







## Property Description

The property is set back from the road behind a tarmac driveway with paved area to side extending to gated side access and hardwood door leading through to

### Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading into

### Lounge to Front

13' 9" x 13' 11" plus bay (4.19m x 4.24m) With double glazed bay window to front elevation, ceiling light point, radiator, under-stairs storage cupboard and door leading into



### **Re-Fitted Breakfast Kitchen to Rear**

11' 4" x 9' 4" (3.45m x 2.84m) Fitted with a range of high gloss wall with under cupboard mood lighting, drawer and base units, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven and grill, breakfast bar, space for fridge freezer, wall mounted boiler, tiled flooring, spot lights to ceiling and door to inner lobby with ceiling light point and door to



### **Re-Fitted Family Bathroom**

Fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to water prone areas, ladder style radiator, extractor and spot lights to ceiling

### **Conservatory**

7' 6" x 14' 9" max (2.29m x 4.5m) With double glazed windows, polycarbonate roof, double glazed French doors to garden, tiled floor, space and plumbing for washing machine, wall lighting and radiator



### **Landing**

With ceiling light point, access to loft space, obscure double glazed window and doors leading off to

### **Bedroom One to Front**

13' 11" max x 10' 8" plus bay (4.24m x 3.25m) With double glazed bay window to front elevation, ceiling light point, radiator, feature cast iron fireplace and door to



### **Re-Fitted En-Suite Shower Room**

Fitted with a three piece white suite comprising shower enclosure, low flush WC and vanity wash hand basin, complementary tiling to splashback areas and floor, extractor and spot lights to ceiling





### Bedroom Two to Rear

9' 5" x 12' 9" (2.87m x 3.89m) With double glazed window to rear elevation, radiator, ceiling light point and feature cast iron fireplace with wooden mantle

### Bedroom Three to Rear

7' 5" x 9' 6" (2.26m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point



### Good Size Rear Garden

Being mainly laid to lawn with paved patio, shrub borders, timber storage shed, gated side access and fencing to boundaries

### 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 vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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