



smart homes

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 tarmacadam 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

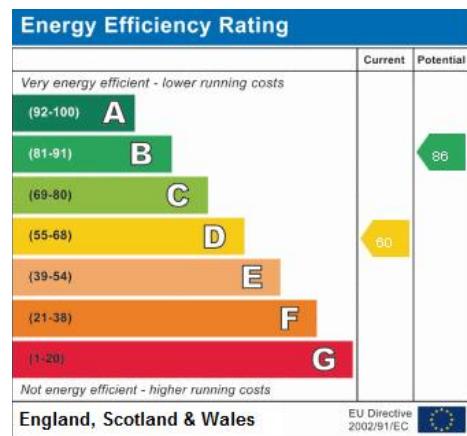
7' 5" x 9' 6" (2.26m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

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



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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 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