



smarthomes

Gospel Lane

Acocks Green, Birmingham, B27 7AA

- A Modern Semi Detached Family Home
- Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- Full Width Conservatory

Offers Over £290,000

EPC Rating 65

Current Council Tax Band C





Property Description

The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to up and over garage door, gated side access and feature canopy porch with part glazed front door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring and doors leading off to



Kitchen to Front

10' 3" x 6' 6" (3.12m x 1.98m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space for fridge, space and plumbing for dishwasher, wall mounted Worcester Bosch boiler, radiator, ceiling strip light and double glazed window to front



Lounge Diner to Rear

13' 6" max x 18' 0" max (4.11m x 5.49m) With two ceiling light points, two radiators, wood effect flooring, stairs leading to the first floor accommodation, electric fire suite with decorative surround, double glazed window to rear and double glazed sliding patio doors leading into



Conservatory

8' 2" x 15' 4" (2.49m x 4.67m) With double glazed windows, glazed roof, double glazed French doors leading out to the rear garden, tiled flooring with underfloor heating and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft hatch, useful storage cupboard and doors leading off to

Bedroom One to Front

11' 8" x 10' 9" (3.56m x 3.28m) With double glazed window to front elevation, radiator, ceiling light point and door leading into



En-Suite Shower Room to Front

4' 1" x 6' 5" (1.24m x 1.96m) Being fitted with a three piece white suite comprising of; shower enclosure with Triton electric shower, low flush WC and pedestal wash hand basin with tiling to water prone areas, obscure double glazed window to front, radiator, wood effect flooring, extractor and spot lights to ceiling



Bedroom Two to Rear

9' 8" x 8' 7" (2.95m x 2.62m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Three to Rear

6' 7" x 8' 5" (2.01m x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

6' 3" x 6' 5" (1.91m x 1.96m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to side, ladder style radiator, extractor and ceiling light point



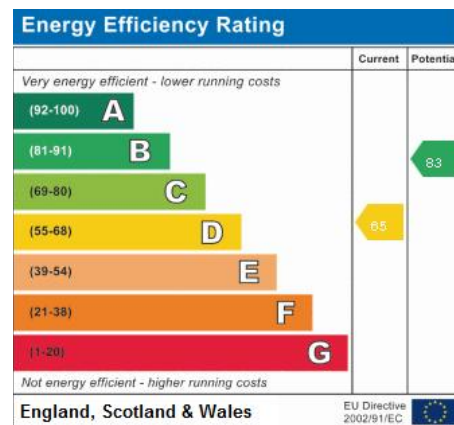
Rear Garden

Being mainly laid to lawn with gravelled terrace to rear, mature shrubs, trees and bushes, gated side access to driveway and fencing and hedging 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. Current council tax band - C



316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.