



156 Gilbertstone Avenue, Birmingham, West Midlands, B26 1HX

3 Bed House - Semi-Detached

**Offers Over £200,000**

🔑 Receptions 2

🛏 Bedrooms 3

🚿 Bathrooms 1



- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY/LEAN TOO
- MODERN SHOWER ROOM
- OFF ROAD PARKING FOR 2 VEHICLES

- EXTENSIVE REAR GARDEN
- OPEN REAR VIEWS ACROSS RECREATIONAL LAND
- HUGE POTENTIAL TO EXTEND STPP
- SOUGHT AFTER LOCATION
- CLOSE TO GOOD LOCAL AMENITIES





**MAKE THIS HOUSE YOUR HOME!** Ferndown Estates are pleased to offer to the market this three bedroom semi-detached residence, situated in a desirable area within South Yardley. The property benefits from a new Gas Central Heating System, recently upgraded Double Glazed Windows and a Replacement Roof all done within the past 12 months! Accommodation Comprises: **THREE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN, MODERN WET ROOM, UTILITY/LEAN TO, EXTENSIVE REAR GARDEN WITH \*\*EXTRA LAND TO REAR.** VIEWINGS ARE TAKING PLACE NOW - CALL FERNDOWN ESTATES TODAY!

### Approach



This well appointed three bedroom semi-detached property is situated on a desirable road in South Yardley, being within in close proximity is to good local amenities and all major transport links providing easy access to Birmingham International airport and the City Centre. The property is offered on a freehold basis and has the potential to develop and extend subject to planning.

To the front of the property is a slabbed driveway giving access with a perimeter hedge.

### Hallway



Access to the property is via a composite front door which leads into a hallway. Light point to the ceiling, radiator point and under stairs cupboard and stairs leading to the first floor. Doors lead off the hallway into:

### Dining room

The dining room overlooks the front of the property with a bay window, a light point to the ceiling and radiator point

### Lounge



The lounge is situated at the rear of the property with UPVC sliding patio doors and windows overlooking the large rear garden, with light point to the ceiling and radiator point

### Kitchen



The kitchen overlooks the rear of the property, has strip light to the ceiling tiled flooring and doorway leading to the lean to and utility area.

The kitchen has a range of matching base and wall units with a work surfaces over and splash back tiling above. Stainless steel sink with drainer with mixer tap over, space for a freestanding cooker and other appliances.

### Lean to



Wall units and plumbing for a washing machine, strip light to the ceiling and a good size storage shed. UPVC back door gives access to the large rear garden.

### Stairs and landing

The staircase leads from the hallway to the first floor and has inset glass handrail With LED display lighting. Storage cupboard, ceiling light point and doors leading to:

### Family shower room



Double glazed window to the front, covered light point to the ceiling and heated towel rail. The bathroom suite consists of a ceiling mounted raindrop shower head, integrated shower head and rail walk around shower screen, push button modern WC and a wall mounted vanity basin with mixer tap over.

### Bedroom One



Over looking the rear of the property, ceiling light point and gas central heating radiator.

### Bedroom three

Over looking the rear of the property, ceiling light point and gas central heating radiator.

### Bedroom Two

Over looking the front of the property, ceiling light point and gas central heating radiator.



### Large family garden



This extensive rear garden is a major feature, starting with a patio that leads onto decking area. The decking steps down onto a good sized lawn area with parallel hedgerow borders. A path leads from the patio area to the rear of the garden and through a panel gate. Beyond the gate is additional land that belongs to the property that overlooks playing fields and recreational grounds

### Rear aspect

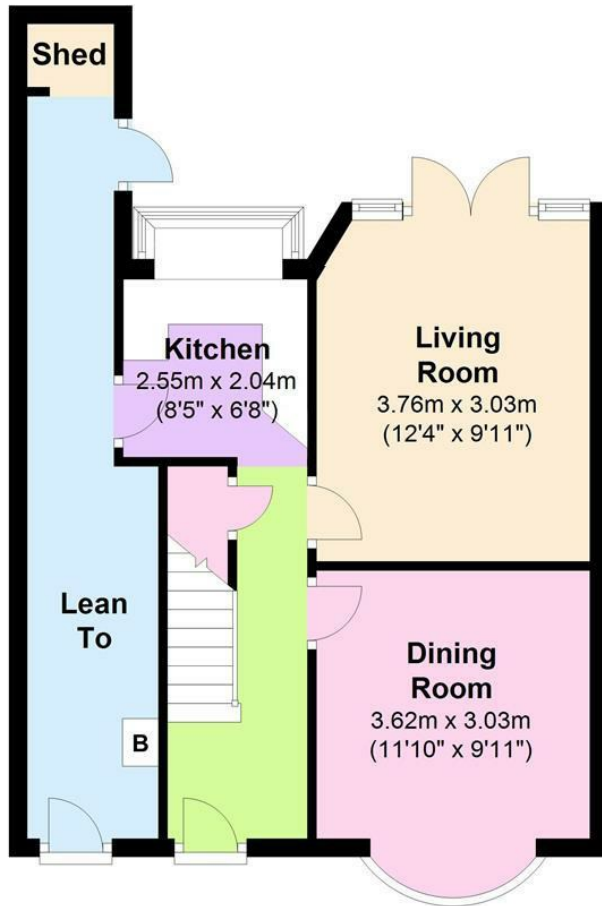


Large common to rear.

# Gilberstone Road

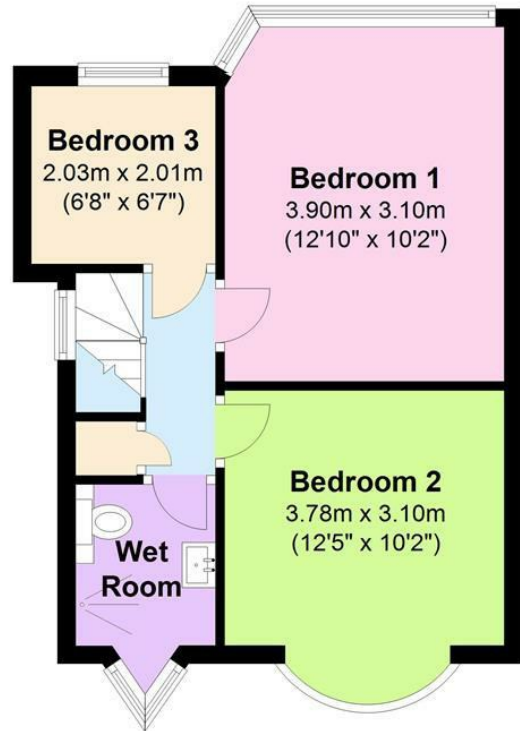
## Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)

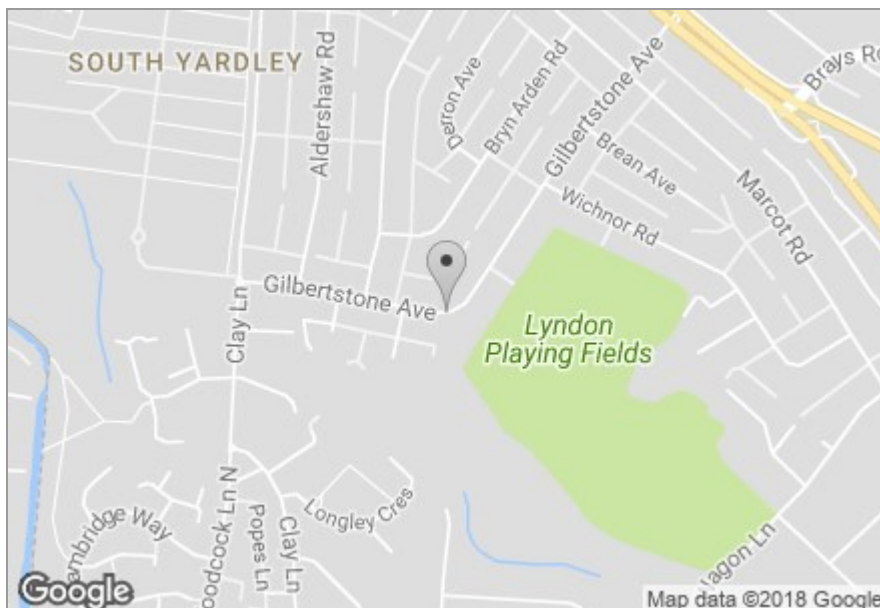


## First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	