



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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52 Gilpin Close, Ward End, Birmingham B8 2RN

£229,950

A very well maintained and attractively presented, freehold, 3 bedroom end townhouse. The property is located in the heart of Gilpin Close cul de sac off Old Bromford Lane.

The property benefits from gas fired central heating and UPVC double glazing.



Gilpin Close is located off Old Bromford Lane, which in turn can be accessed off either Bromford Lane or Lindale Avenue, Hodge Hill.

The property stands back from the roadway behind a neat foregarden, with full length pathway approach and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

RECEPTION HALL

With single panel central heating radiator. Staircase off.

THROUGH LOUNGE

21'8 x 10'1 (6.60m x 3.07m)

UPVC double glazed window (front). UPVC double glazed windows and door at rear, twin panel central heating radiator.

THROUGH KITCHEN

18'7 x 6'2 (5.66m x 1.88m)

Twin bowl stainless steel sink unit with mixer taps, double door, 2 single door, a 3 pan drawer base unit, all with rounded edge work surface above. Integrated and concealed dishwasher and washing machine. Electric cooker point for range with stainless steel chimney over. Double door larder unit, modern central heating radiator, walk in pantry.

UPVC double glazed door and window, spotlights.

ON THE FIRST FLOOR

LANDING

Full height linen and airing cupboard.

BEDROOM 1 (FRONT)

12'4 x 10' (3.76m x 3.05m)

Large sliding and folding double door wardrobe, a further enclosed single door wardrobe. Single panel central heating radiator, UPVC double glazed window.

BEDROOM 2 (FRONT)

11'3 x 6'4 (3.43m x 1.93m)

Single panel central heating radiator, UPVC double glazed window.

BEDROOM 3 (REAR)

6'11 x 8'5 (2.11m x 2.57m)

Laminatd flooring, sliding and folding double door wardrobe, UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'1 x 9'3 (2.16m x 2.82m)

Large 'L'shaped panelled in bath with shower attachment, vanity wash hand basin with a 2 drawer base unit below, low flush w.c. 2 UPVC double glazed windows, heated towel rail.

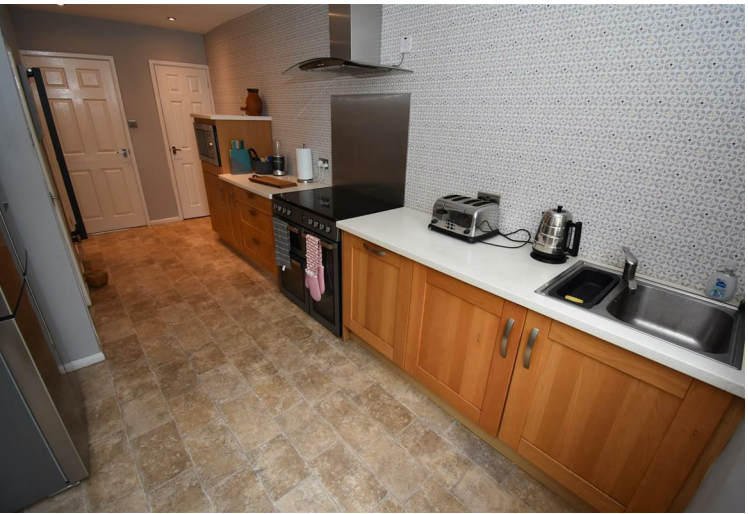
OUTSIDE

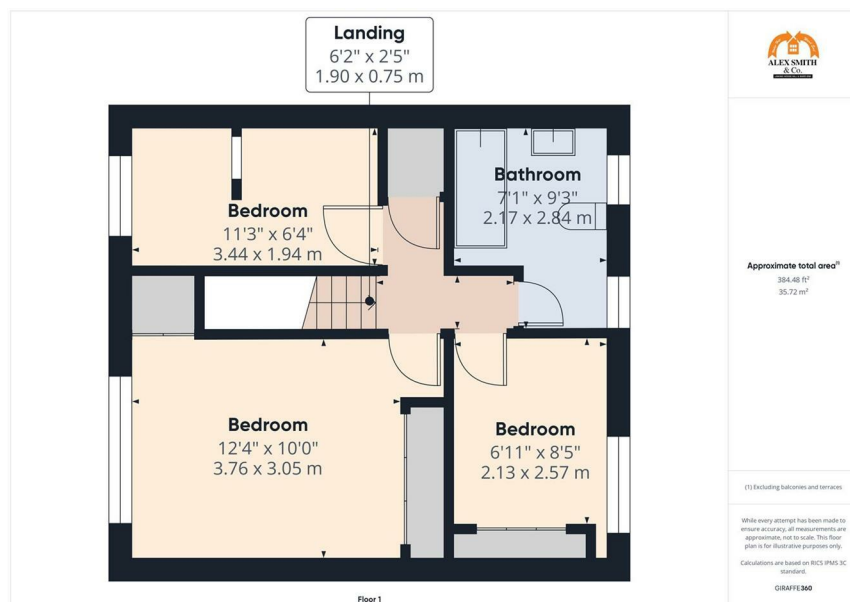
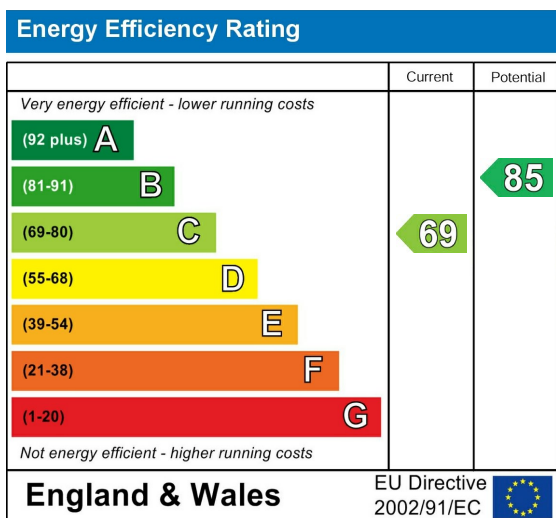
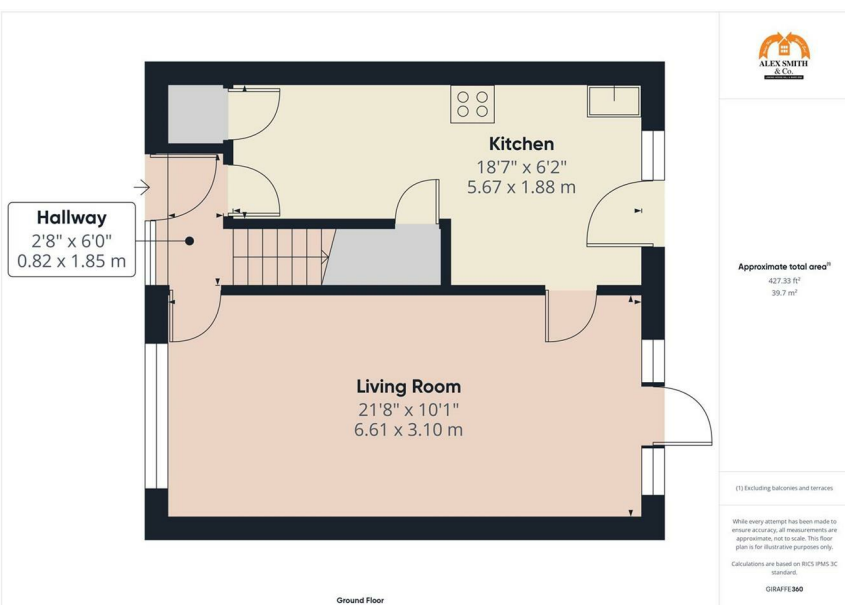
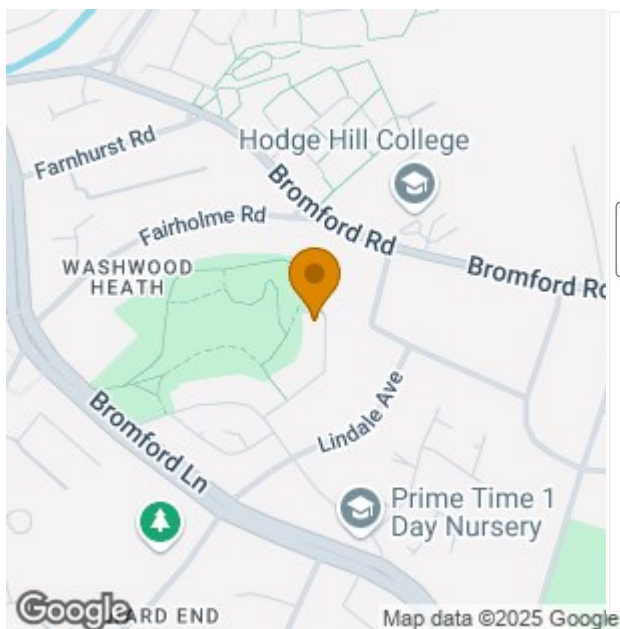
Paved terrace.

Rear Garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25.





TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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