



**melvyn
Danes**
ESTATE AGENTS

**Gotham Road
South Yardley
£280,000**

Description

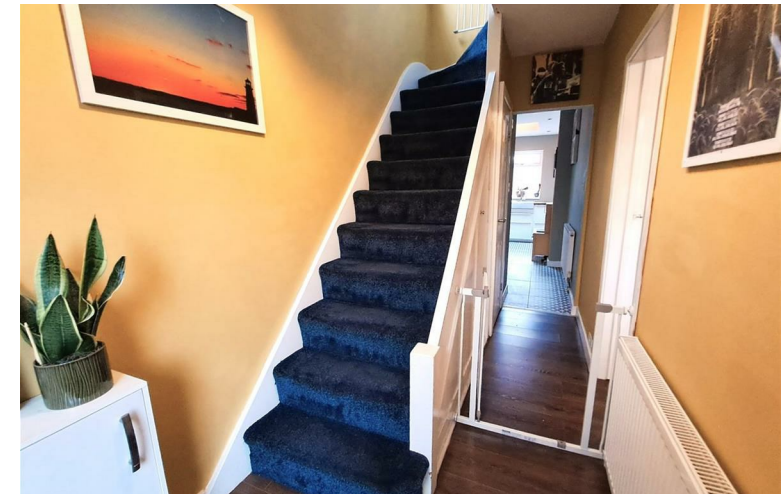
GREAT FIRST TIME PURCHASE!

A well presented and thoughtfully extended semi detached house on a popular road in South Yardley.

This lovely property is in a super location near to a good range of shops, schools and amenities and comprises:

Enclosed porch, entrance hall guest WC lounge, dining room and extended kitchen to the ground floor. Upstairs there are two double bedrooms, a box room/study and a re fitted bathroom.

Further benefiting from central heating, double glazing, potential for off road parking and a pleasant rear garden.



Potential For Off Road Parking

Enclosed Porch

7'6 max x 2'3 (2.29m max x 0.69m)

Entrance Hall

5'3 x 12'6 (1.60m x 3.81m)

Lounge

9'9 max x 12'7 to bay (2.97m max x 3.84m to bay)

Dining Room

9'9 max x 10' (2.97m max x 3.05m)

Extended Kitchen (L Shaped Room)

18' max x 16'2 max (5.49m max x 4.93m max)

Guest WC

2'4 x 4' (0.71m x 1.22m)

Landing

5'3 x 7' (1.60m x 2.13m)

Bedroom One

9'9 max x 12'7 to bay (2.97m max x 3.84m to bay)

Bedroom Two

9'9 max x 12'2 to half bay (2.97m max x 3.71m to half bay)

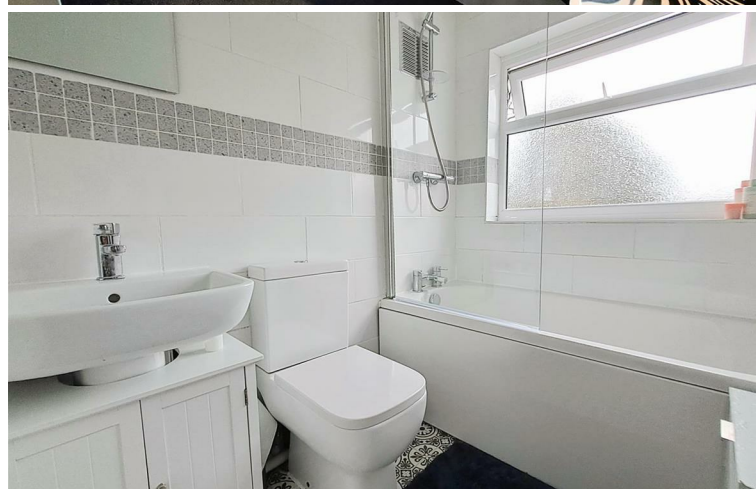
Bedroom Three

5'3 x 6' (1.60m x 1.83m)

Re Fitted Bathroom

5'3 x 6'8 (1.60m x 2.03m)

Pleasant Rear Garden



Tel: 0121 742 2123 Email: sheldon@melyndanes.co.uk melyndanes.co.uk

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