



# Gilbertstone Avenue, South Yardley

## Or Nearest Offer £235,000

- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- FIRST FLOOR BATHROOM
- DRIVEWAY & REAR GARAGE
- ENCLOSED PORCH & ENTRANCE HALL
- BREAKFAST KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented semi detached house on a popular road in South Yardley. This lovely property would make the perfect first time purchase and is in a great spot near to a good range of shops, facilities and excellent transport links. Comprising enclosed porch, entrance hall, lounge, breakfast kitchen and conservatory to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garage and rear garden.

### **FRONT**

Off road parking via a block paved driveway with a flower and shrub border and access to a UPVC double glazed door to:-

### **ENCLOSED PORCH**

Double glazed windows to the front and sides and an opaque double glazed door to:-

### **ENTRANCE HALL**

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

### **LOUNGE**

**9'8 max x 15'9 to bay (2.95m max x 4.80m to bay)**



Double glazed bay window to the front, radiator, electric fireplace, laminate flooring, power and light points

### **BREAKFAST KITCHEN**

**14'2 max x 8'10 max (4.32m max x 2.69m max)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for other appliances. Wall mounted boiler, double glazed window to the rear, UPVC opaque double glazed door to the side, radiator, power and light points and double glazed patio doors to:-

### **CONSERVATORY**

**9'5 x 9'7 (2.87m x 2.92m)**

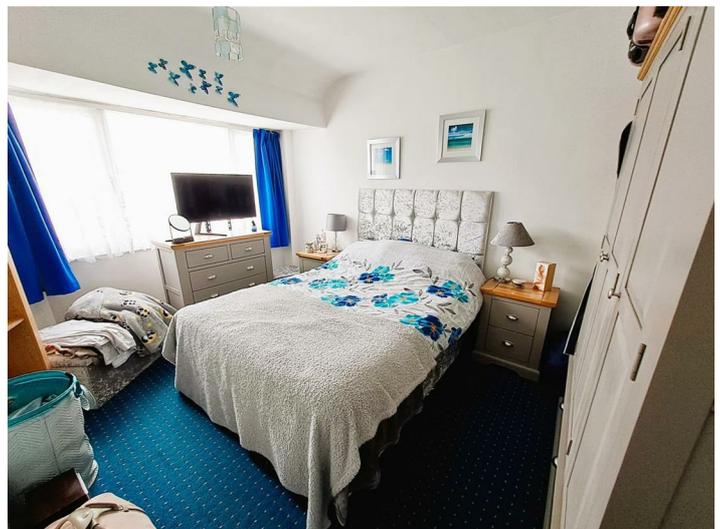
UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, laminate flooring and power sockets

### **LANDING**

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

### **BEDROOM ONE**

**9'7 max x 13'1 to bay (2.92m max x 3.99m to bay)**



Double glazed half bay window to the rear, radiator, power and light points

### **BEDROOM TWO**

**9'7 max x 12'5 to bay (2.92m max x 3.78m to bay)**



Double glazed bay window to the front, radiator, power and light points

### **BEDROOM THREE**

**5'3 x 6'4 (1.60m x 1.93m)**

Double glazed window to the front, radiator, power and light points

### **BATHROOM**

**5'4 x 6'5 (1.63m x 1.96m)**



Fitted with a paneled bath with a shower attachment, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator and ceiling light point

### **REAR GARDEN**



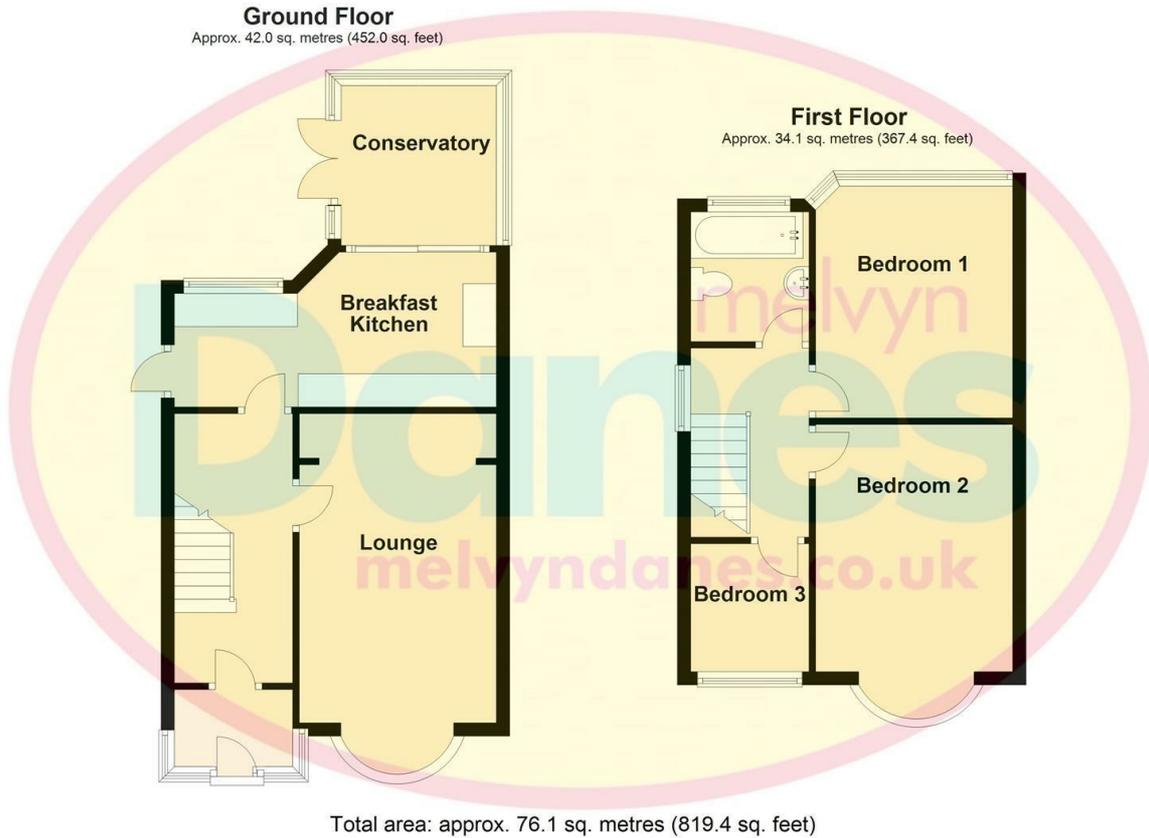
The rear garden has a block paved patio to the fore and a lawned section. There are flower and shrub borders, a metal storage shed, fencing to the perimeters and access to:-

### **REAR GARAGE**

With a metal up and over door onto the security gated rear vehicular service road.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



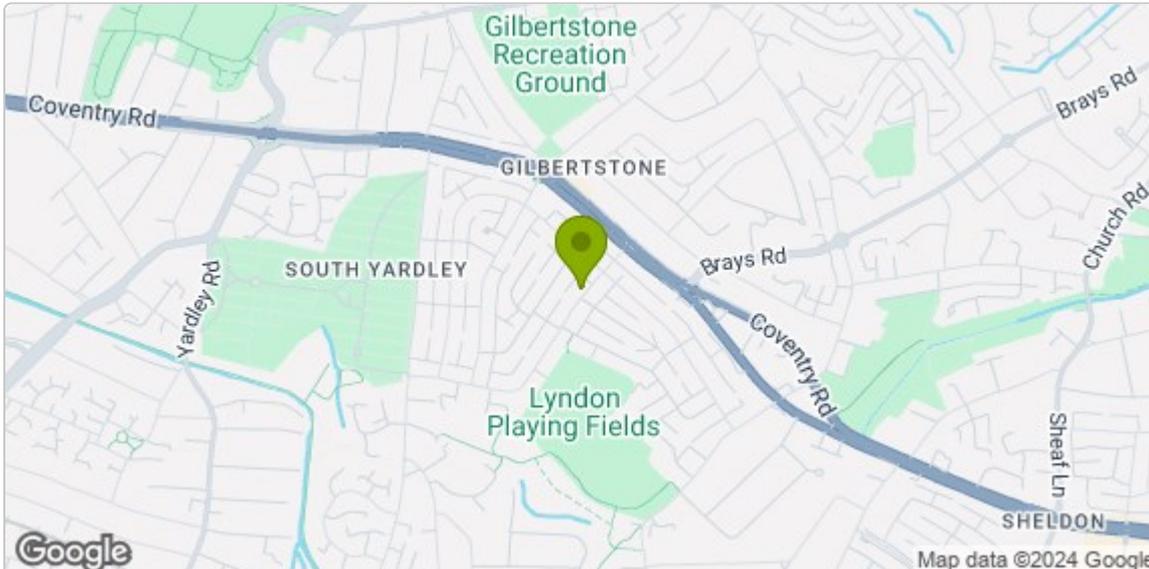
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
41 Gilbertstone Avenue South  
Yardley Birmingham B26 1JT

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	