

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Gillscroft Road, Stechford, Birmingham, B33 9PP

£225,000



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**Gillscroft Road, Stechford,
Birmingham, B33 9PP**

- Semi Detached House
- Three Generous Bedrooms
- Extended Family Property
- Block Paved Driveway
- Extended Kitchen
- Ground Floor Shower Room
- Popular Location
- Large Rear Garden
- Energy Rate Awaiting

EPC Rating

Current:

Potential:

Council tax band

Band = A

* SEMI DETACHED HOUSE * THREE BEDROOMS * EXTENDED FAMILY PROPERTY * TAKE A LOOK!*

This WELL PRESENTED, SEMI DETACHED HOUSE which is EXTENDED TO THE REAR offers so much potential but dont take my word for it!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING TODAY!

The property has a block paved DRIVEWAY providing off road parking for your vehicles and leading to a double glazed entrance door with accommodation comprising entrance hall, LOUNGE, EXTENDED FAMILY KITCHEN, inner hallway, MODERN SHOWER ROOM and a LARGE REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS.

The property benefits from double glazing and central heating where specified

Energy Rate Awaiting

APPROACH

The property is accessed via the dropped kerb and leading to:-

DRIVEWAY

A block paved DRIVEWAY providing parking for two vehicles with a brick wall either side and leading to a double glazed entrance door.

Entrance Hall

Staircase to first floor landing. Radiator. A door leading to the ground floor accommodation:-

Lounge

13'4" x 12'9" (4.06m x 3.89m)

Double glazed windows to the front and radiator. Feature decorative gas fire with a wooden surround, stone/marble inset and hearth. Wood effect flooring.

Extended Kitchen

12'8" x 8'11" (3.86m x 2.72m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a separate double electric oven and electric hob. Plumbing for a washing machine. Part tiling to the walls and tiled floor. Radiator. Double glazed window to the rear and a double glazed door to the side allowing access to the garden.

Inner Hall

Obscure double glazed window to the side. Tiling to the floor area. Storage cupboard. Further door leading into the shower room.

Shower Room

Suite comprises of a walk in shower cubicle with an electric shower over, wash basin with storage underneath and low flush WC. Tiling to the walls and flooring. Ceiling spotlights. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Obscure double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

11'4" to wardrobe x 8'11" (3.45m to wardrobe x 2.72m)

Double glazed windows to the front and radiator. Wood effect flooring. Fitted wardrobes.

Bedroom Two

10'11" x 8'2" (3.33m x 2.49m)

Double glazed window to the rear and radiator. Wood effect flooring.

Bedroom Three

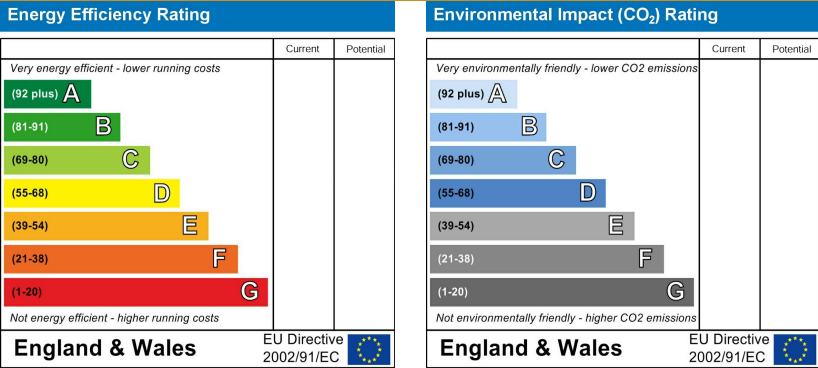
7'9" x 7'6" (2.36m x 2.29m)

Double glazed window to the rear and radiator. Wood effect flooring.

OUTSIDE

Rear Family Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden has a paved patio area and lawn. Timber storage shed. Mature border shrubbery. Outside tap point.





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