



Offers Over £190,000

Gideon Close, Yardley, Birmingham, B25 8LG

- Ideal First Time Buy or Buy to Let Property
- Quiet Cul De Sac Location
- Hallway
- Lounge
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- End Terrace Home
- Driveway
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** FABULOUS MODERN END TERRACE
HOME ** TWO BEDROOMS **
FREEHOLD ** DRIVEWAY ****

**YOUR DREAM HOME HAS JUST
BECOME AVAILABLE TO THE MARKET!**

This BEAUTIFUL MODERN END
TERRACE HOUSE is and ideal FIRST
TIME BUY, with lots to offer but don't
take my word for it...
CALL OUR YARDLEY OFFICE TO
ARRANGE YOUR VIEWING ON 0121-
783-3422 NOW!!!
The property is situated on GIDEON
CLOSE, YARDLEY Just a short walk to
the SWAN SHOPPING CENTRE.
Accessed via DRIVEWAY with double
glazed entrance door, the property
comprises of: Entrance hallway
LOUNGE, KITCHEN DINER and rear
garden all on the ground floor.
First floor comprises of TWO
BEDROOMS AND FAMILY BATHROOM.

The property also benefits from central
heating and double glazed (both
where specified) DRIVEWAY

Energy Rating C

Approach

Access is gained via front door to:

Hallway

With stairs to the first floor and door to:

Lounge

11'9 x 13'11 (3.58m x 4.24m)

Double window to front, central
heating radiator

Kitchen Diner

11'9 x 8 (3.58m x 2.44m)

Double glazed window and door to
rear, central heating radiator, Fitted
with a range of matching wall base
and drawer units with work surface
over incorporating stainless steel sink
and drainer with mixer tap over.

FIRST FLOOR

Landing

Loft access and doors off

Bedroom One

11'9 x 11'6 (3.58m x 3.51m)

Two double glazed window to front
and central heating radiator.

Bedroom Two

10'6 x 6'3 (3.20m x 1.91m)

Double glazed window to rear and
central heating radiator.

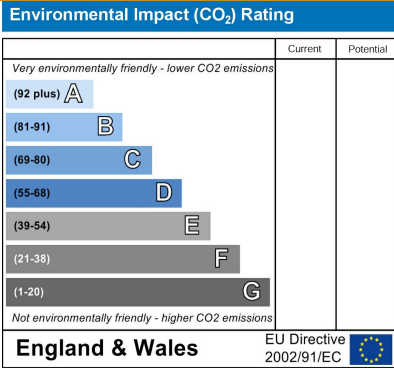
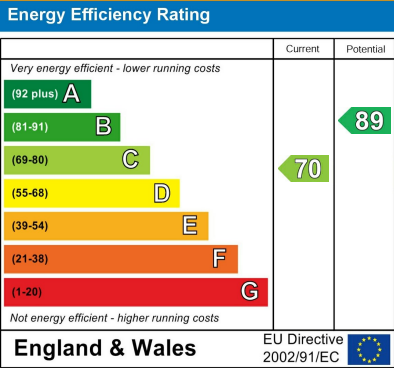
Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin.

OUTSIDE

Rear Garden

Enclosed with patio area, lawned are and side access





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