

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Gillscroft Road, Stechford, Birmingham, B33 9PP

£230,000





**£230,000**

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

- Semi Detached House
- Extended To Rear
- Three Bedrooms
- Lounge
- Extended Kitchen & Dining Area
- Driveway
- Extended Family Bathroom
- Internal Viewing Essential
- Generous Rear Garden
- Energy Performance Rating C

## EPC Rating

Current: C  
Potential: C

## Council tax band

Band = A

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* EXTENDED FAMILY PROPERTY \* DRIVEWAY \*

This WELL PRESENTED, SEMI DETACHED HOUSE which is EXTENDED TO THE REAR is IDEAL FOR ANY GROWING FAMILY and situated close to all local amenities. CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING TODAY!

The property has a front garden with a DRIVEWAY providing off road parking for your vehicles and leading to a double glazed entrance door with accommodation comprising entrance hallway, LOUNGE, EXTENDED FAMILY KITCHEN and DINING AREA, EXTENDED BATHROOM and SEPARATE SHOWER AREA and a FAMILY SIZE, 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 Rating C

### APPROACH

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

### Front Garden/Driveway

A front garden area with timber fenced perimeter and gates with a DRIVEWAY providing parking for your vehicles and leading to a double glazed entrance door.

### Entrance Hall

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

### Lounge

**13'4" x 12'10" (4.06m x 3.91m)**

Double glazed window to the front and radiators. Wood effect flooring. Storage cupboard. Door to the rear leading into the extended kitchen & dining area.

### Extended Kitchen and Dining Area

**16'3" x 9'0" (4.95m x 2.74m)**

A range of wall and base units with works surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Gas cooker point with extractor canopy over. Plumbing for a washing machine machine. Part tiling to the walls. Radiator. Wall mounted central heating boiler. Wood effect flooring. Double glazed window and door to the rear allowing access to the garden.

Extended Family Bathroom

Suite comprises of a separate shower cubicle with an electric shower over, panelled bath unit and wash basin and low-level WC. Tiling to the floor area. Radiators. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Double glazed window to the side. radiator. Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

12'11" x 9'3" (3.94m x 2.82m)

Double glazed windows to the front and radiator. Storage cupboard.

Bedroom Two

10'10" x 8'2" (3.30m x 2.49m)

Double glazed window to the rear and radiator.

Bedroom Three

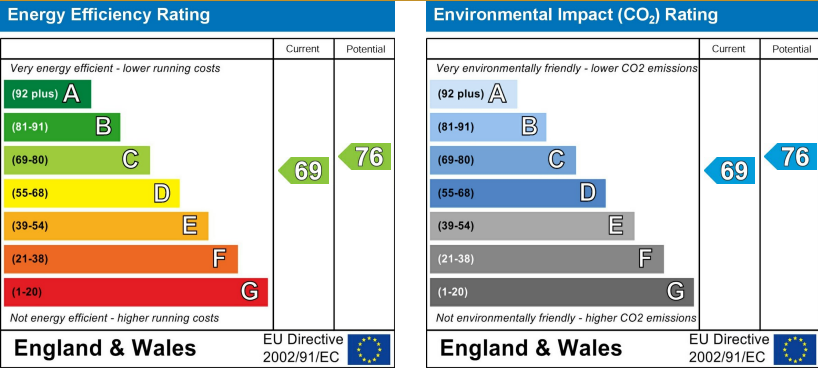
7'11" x 7'5" (2.41m x 2.26m)

Double glazed window to the rear and radiator.

OUTSIDE

Family Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with paved patio area and mature border shrubbery.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)