



£365,000

**Gilbertstone Avenue, South
Yardley, Birmingham, West
Midlands, B26 1HR**

- Semi Detached House
- Extended Family Residence
- Internal Viewing Essential
- Corner-Plot Property
- Three Bedrooms
- Extended Open Plan Kitchen
- Block Paved Driveway & Side Garage
- Two Reception Rooms
- Landscaped Rear Family Garden
- Energy Performance Rating C

EPC Rating

Current: C
Potential: B

Council tax band

Band = C

* SEMI DETACHED FAMILY HOME *
EXTENDED OPEN PLAN KITCHEN *
CORNER PLOT LOCATION! * THREE
BEDROOMS! * INTERNAL VIEWING
ESSENTIAL! *

WOW!! WOW!! THIS IS A FABULOUS
HOME!!...AN OPPORTUNITY TO
PURCHASE A WELL PRESENTED,
EXTENDED FAMILY RESIDENCE ,
located on a corner plot in SOUTH
YARDLEY- DO NOT MISS OUT!!
CALL FOR AN IMMEDIATE VIEWING ON
0121-783-3422 TODAY.

The property is approached via a block
paved DRIVEWAY providing off road
parking for multiple vehicles and SIDE
GARAGE with accommodation
comprising of . entrance porch,
hallway, TWO RECEPTION ROOMS,
EXTENDED MODERN KITCHEN and
FAMILY LANDSCAPED REAR GARDEN
to the ground floor. To the first floor
there are THREE GENEROUS
BEDROOMS and a FAMILY
BATHROOM. The property benefits
from central heating and double
glazing where specified.

Energy Performance Certificate : C

APPROACH

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

Driveway

A block paved driveway providing
parking for multiple vehicles with a
brick walled perimeter and leading to
a double glazed, entrance porch.

Entrance Porch

A double glazed door and windows to
the front and sides allowing access to
an additional double glazed entrance
door.

Entrance Hallway

Double glazed window to the
front. Stairs to the first floor landing.
Radiator. Under stairs storage
cupboard. Doors allowing access to
ground floor accommodation:-

Lounge

18'8" x 11'4" (5.69m x 3.45m)

Double glazed window to the front
and radiators. Double glazed French
doors to the rear allowing access to
the garden.

Reception Room

15'7" x 9'9" (4.75m x 2.97m)

Double glazed bay window to the
front and radiator.

Extended Open Plan Kitchen

16'11" x 13'2" (5.16m x 4.01m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. APPLIANCES INCLUDE AN ELECTRIC INDUCTION HOB, SEPARATE DOUBLE ELECTRIC OVEN, WALL MOUNTED EXTRACTOR CANOPY, INTEGRATED FRIDGE AND FREEZER AND DISH WASHER. Plumbing for a washing machine. Central breakfast Island. Double glazed skylight windows to ceiling and Bi-fold doors to the rear giving additional access to the garden. integrated washing machine. Fridge and freezer.

FIRST FLOOR

Landing

Ceiling Loft Hatch. Doors giving access to first floor accommodation:-

Bedroom One

12'9" 7'6" (3.89m 2.29m)

Double glazed window and double glazed bay window to the front. Storage cupboard. Radiator. Fitted wardrobes and storage units.

Bedroom Two

7'11" x 6'0" to wardrobe (2.41m x 1.83m to wardrobe)

Double glazed windows to the rear and radiator. Ceiling spotlights.

Bedroom Three

18'9" x 11'3" (5.72m x 3.43m)

Double glazed window to the front and rear. Radiators.

Family Bathroom

Suite comprises of a panelled bath unit with a boiler fed shower over, wash basin with storage underneath and low flush W.C. Heated towel rail. Feature tiling to the walls and flooring. Double glazed window to the rear.

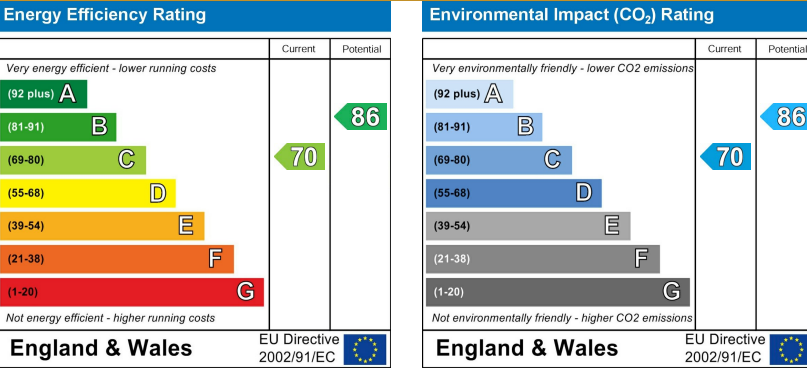
OUTSIDE

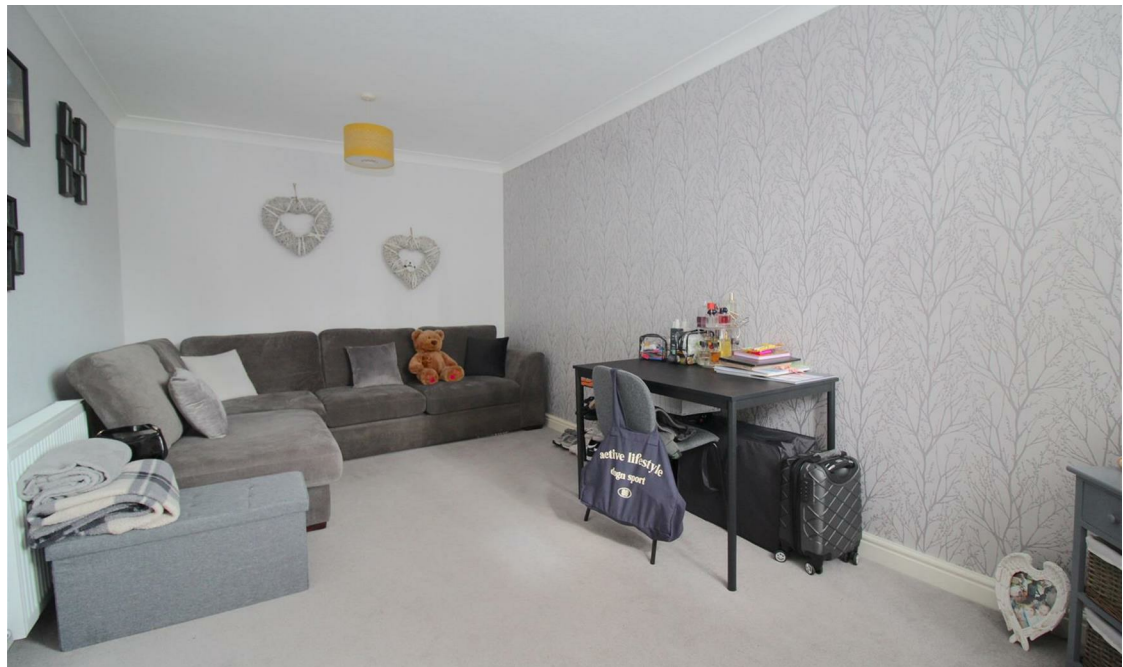
Landscaped Rear Garden

A timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden has artificial lawn with a feature paved patio area and retaining fence with border shrubbery.

Garage

With a metal roller shutter door to the front. Power and lighting. Door to the rear.





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