



**£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.

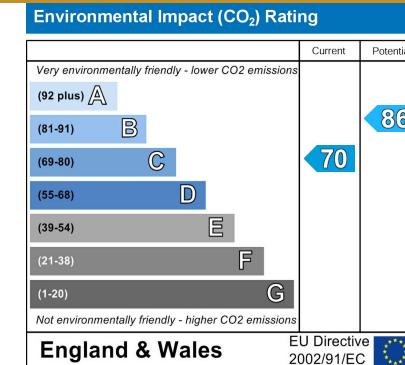
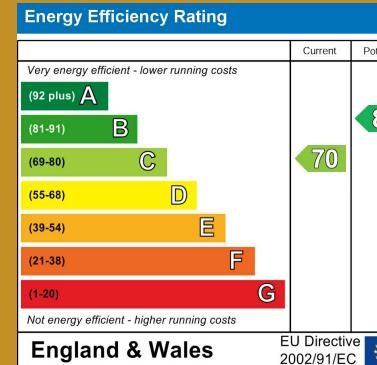
### OUTSIDE

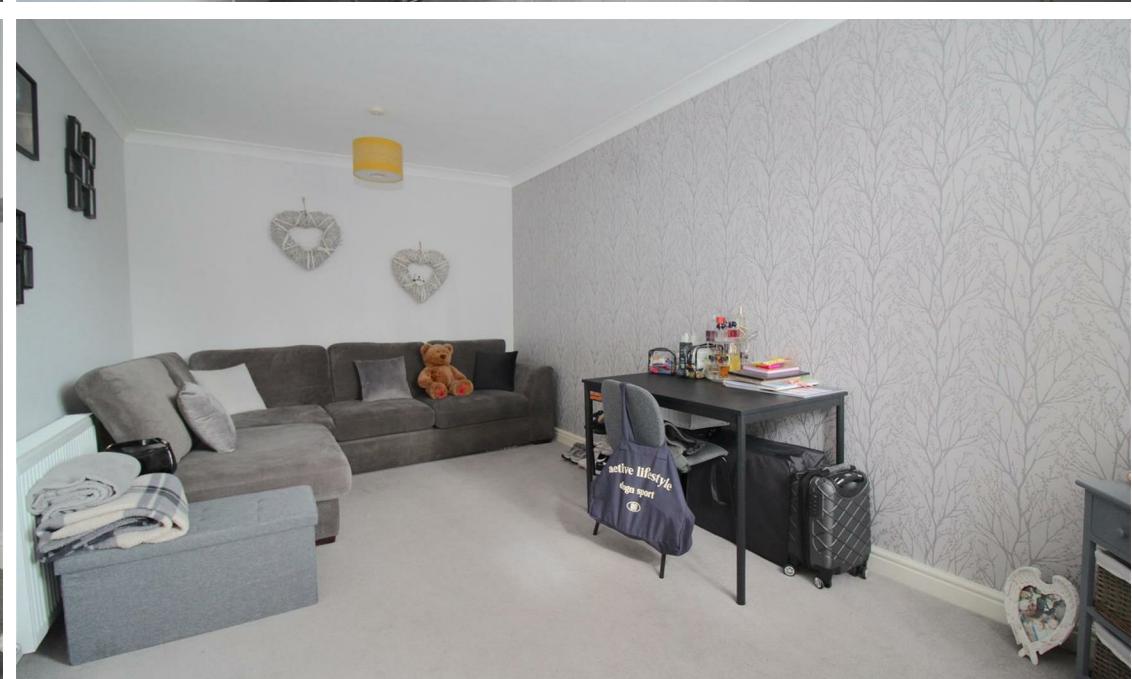
### Landscaped Rear Garden

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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