

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

melvyn
Danes
ESTATE AGENTS

A yellow circular sign with a black border. It features the "melvyn Danes" logo, the phone number "0121 742 2123", the website "melvyndanes.co.uk", and the words "FOR SALE" in red.

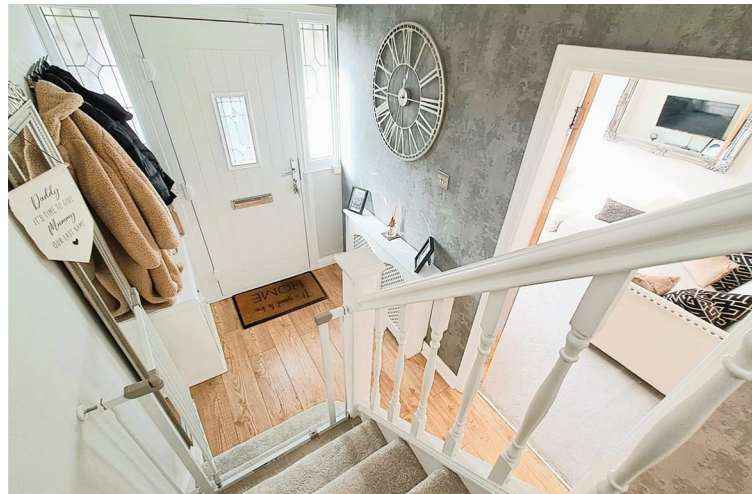
melvyn
Danes
0121 742 2123
melvyndanes.co.uk
FOR SALE

A dark green rectangular overlay in the bottom right corner of the image, containing white text.

Gotham Road
South Yardley
£275,000

Description

A beautifully presented and much improved semi detached house on a popular road in South Yardley. This stunning property is ready to move into with no work required and would make the perfect first time purchase. In a superb location near to a good range of shops, schools, facilities and transport links. Comprising entrance hall, lounge, re fitted kitchen/diner and additional reception room with utility area to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway, landscaped rear garden and double garage to the rear.



Front

Off road parking via a tarmacadam driveway, fencing to the sides and an opaque double glazed composite door to:-

Entrance Hall

Stairs to the first floor, door to the under stairs storage cupboard, meter cupboard, radiator, laminate flooring, power and light points and doors to:-

Lounge

9'6 x 12' to bay (2.90m x 3.66m to bay)



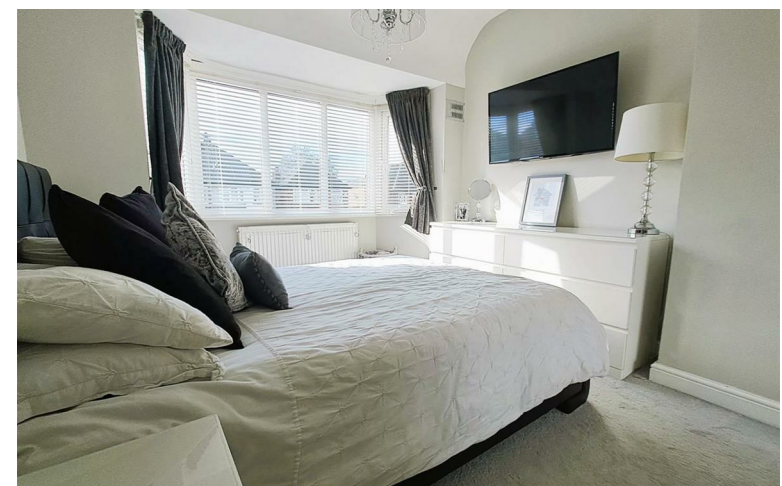
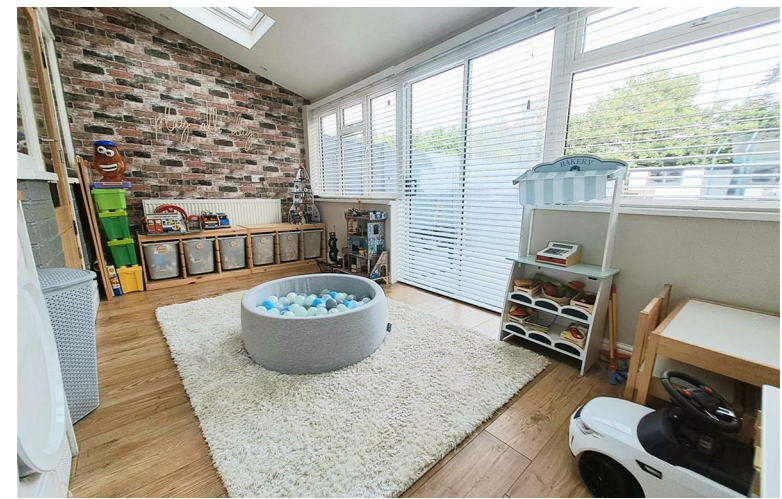
Double glazed bay window to the front, radiator, power and light points

Re Fitted Kitchen/Diner

15'2 max x 11'10 max (4.62m max x 3.61m max)



The kitchen has recently been re fitted with a good range of gloss eye level, drawer and base units with a work surface over incorporating a ceramic one and a half bowl sink/drainer with flexi hose tap and laminate splash backs. Fitted electric oven with an inset induction hob and angled cooker hood over, integrated dishwasher and an integrated fridge/freezer. Double glazed and single glazed windows to the rear, vertical radiator, laminate flooring, power and light points and door to:-



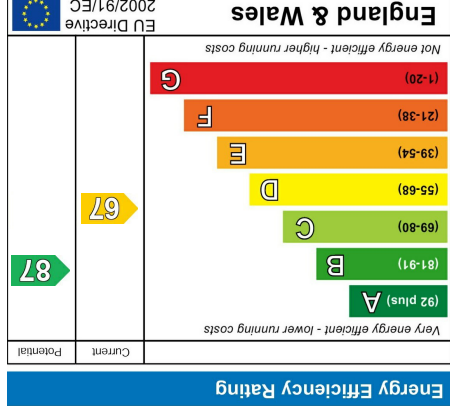
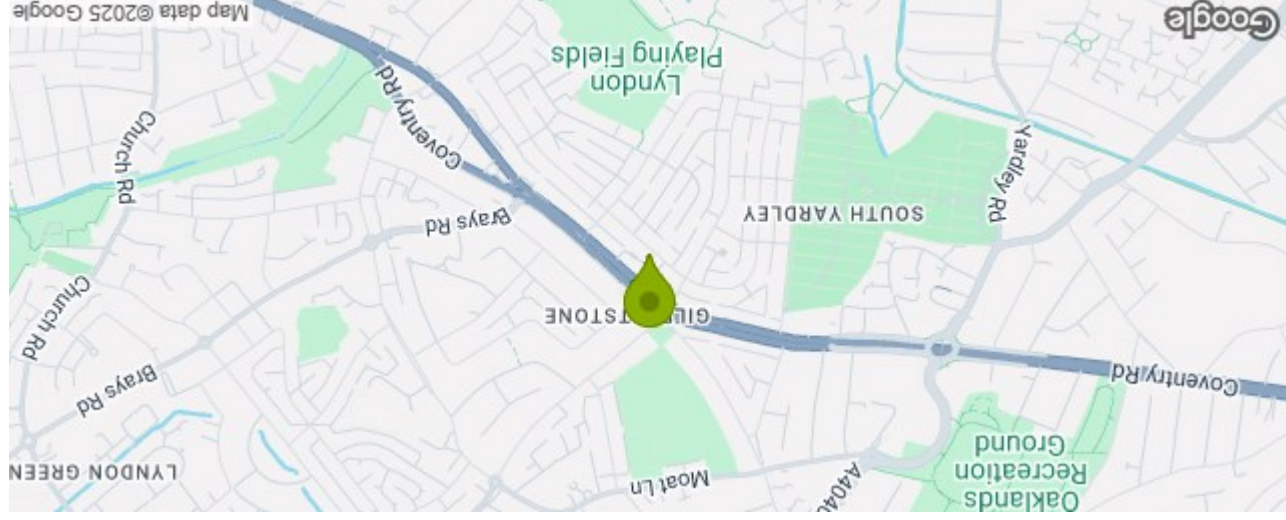
COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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36 Gotham Road South Yardley Birmingham B26 1LB
Council Tax Band: B

Total area: approx. 86.9 sq. metres (935.7 sq. feet)

