



## Offers Over £220,000

### Gerardsfield Road, Kitts Green, Birmingham, B33 0BA

\*\* CORNER PLOT \*\* DETACHED GARAGE \*\* PARKING SPACE \*\* TWO/THREE BEDROOMS \*\*

This end terrace property has additional side land offering potential to extend with the relevant permissions. The property is set back from the road to the front and consists of a PRIVATE FRONT & SIDE GARDEN area, ENCLOSED ENTRANCE PORCH, entrance hallway, THROUGH LOUNGE, modern fitted kitchen, side enclosed entrance area with storage, a DETACHED GARAGE and a PARKING AREA to the ground floor. To the first floor there are TWO/THREE BEDROOMS as the original main bedroom has been divided into two areas but the second area is accessed via the first area. To the first floor there is also a modern fitted bathroom and a separate WC. The property is of a non-standard build which we believe to be a Wimpey No Fines. This build is a common build for the area. Energy Efficiency Rating:- D

#### Approach

The property is approached via the communal public pathway to the front or the road area to the side, access gate to:-

#### Front Garden

Privet borders to the front and to one side, fence border to the other side of the garden laid mainly to lawn. Double glazed door allowing access to:-

#### Entrance Porch

**7'3" x 2'2" (2.21m x 0.66m)**

Enclosed entrance porch with double glazed windows to the side of the porch area, and further double glazed windows to the front either side of the entrance door. Ornate design tile effect flooring, modern wall mounted light, and a door leading through to:-

#### Entrance Hallway

**11'7 x 6'2" (3.53m x 1.88m)**

Stairs rising to the first floor landing area with open space below, storage cupboard housing the utility meters, and wood effect

flooring. Radiator, and a door to the side allowing access to:-

#### Through Lounge

**22'6" x 10'11" max 9'4" min (6.86m x 3.33m max 2.84m min)**

Double glazed window to the front, decorative coving finish to the ceiling, radiator, and a set of double glazed doors leading to/from the rear garden area. Internal door to the side leading to:-

#### Kitchen

**10'5" x 7'9" (3.18m x 2.36m)**

Range of wall mounted and floor standing base units with open corner display units incorporated with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level double oven, a four burner gas hob, and a stainless steel effect extractor above. Plumbing for a dishwasher, tile effect flooring, partly tiled walls, and a double glazed window to the rear. Internal door to the side leading to:-

#### Side Entry

**13'4" x 5'7" (4.06m x 1.70m)**

Storage cupboard to the rear of the entrance area, electric supply and lighting, plumbing for a washing machine, and a flagstone floor. There is a door to the front allowing access to/from the side garden area and a further door to the side leading through to the rear garden area.

#### FIRST FLOOR

##### Landing

Radiator, loft access via the hatch area, and a double glazed window to the side. Doors to:-

##### Bedroom One (was originally bedroom two)

**11'4" max 9'7"min x 9'9" (3.45m max 2.92mmin x 2.97m)**

Double glazed window to the rear, radiator, and two open fronted built in storage areas.







**Bedroom Two Area One (was originally Bedroom One)**  
**10'4" max 7'1" min x 10'3" (3.15m max 2.16m min x 3.12m)**

Double glazed window to the front, radiator, and an alcove to one side situated over the stairs. Door to the side into:-

**Bedroom Two Area Two (was originally Bedroom One)**  
**10'3" x 6'11" (3.12m x 2.11m)**

Double glazed window to the front, and an open fronted built in storage area.

**Bathroom**  
**5'6" x 4'9" (1.68m x 1.45m)**

Suite comprised of a panelled bath with an ornate design mixer tap shower over, and a further electric shower above, and a pedestal wash hand basin with matching ornate design tap over. Radiator, marble effect panelling to three walls with a decorative chrome effect trim, brick effect covering to the fourth wall area, wood effect flooring, and a double glazed window to the rear.

**WC**  
**5'6" x 2'6" (1.68m x 0.76m)**

Low flush WC decorative rope design dado to the walls, wood effect flooring, and a double glazed window to the side.

**OUTSIDE**

**Rear Garden**

Decked patio area with a decorative stone finish to one side, paved patio area and garden laid mainly to lawn. Fence borders, outside light, outside tap.

**Garage**  
**unmeasured (unmeasured )**

Detached garage situated to the rear of the property on a side angle with double doors to the side leading to/from the driveway/parking area, window to the rear, and a further single door to the other side leading through to the rear garden area.

**Parking Area**

The current owner has advised there is a parking space to the front of their garage area which is stated on their title plan. This is for one vehicle.

