



Gospel Farm Road

Acocks Green

Birmingham

B27 7JN

Asking Price Of £245,000

Terraced House

Three Bedrooms

Off-Road Parking

Back Garden



Property Description

DESCRIPTION This well-proportioned mid-terrace house offers a comfortable living space and represents an excellent opportunity for both owner-occupiers and investors. With three bedrooms, a family bathroom, and versatile outdoor space including a purpose-built garden office ('shoffice'), it combines practicality with potential.

The internal accommodation comprises an entrance hallway with stairs to the first floor and a door leading to the lounge / dining room, which provides ample living space with feature fireplace and a bay window. The kitchen is to the rear of the property and is fitted with wall and base units, integrated oven & hob and has access to the rear garden. The family bathroom is tiled throughout and features a bath with shower above, wc and wash basin. The first floor features three bedrooms, two of which are doubles and a further single room.

Outside, to the front of the property is a driveway with space for two cars, whilst to the rear there is an enclosed lawned garden with a brick-built garden office which would be ideal for a work space, gym or studio.

LOCATION Gospel Farm Road enjoys a convenient position in Acocks Green with a range of local amenities within easy reach. Families benefit from well-regarded schools nearby, while everyday shopping and services can be found both locally and in Acocks Green village centre. Excellent transport links include Hall Green railway station, around a mile away, with direct trains into Birmingham city centre, along with regular bus services and straightforward road access via the A41 Warwick Road. With parks, medical facilities and leisure options also close at hand, the area offers a practical and well-connected base for families and professionals alike.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - A



Floor Layout



Total approx. floor area 800 sq ft (74 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.