



108 Gleneagles Road

, Birmingham, B26 2JG

Offers over £225,000



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HS Homes are proud to present this extended, 3-bed semi-detached house situated on Gleneagles Road. This is an ideal first-time buyer's home or investment opportunity. With a kitchen extension to the rear and a spacious rear garden with potential to extend further (subject to the relevant planning permissions). This property is being sold chain free.

On Approach

A paved driveway leading to the front of the house with parking for up to 2 cars. There is a side entrance which leads through a long utility room and into the rear garden. A large, double-glazed porch which has a wall mounted lantern and wooden flooring, leads into the entrance hallway.

Hallway

The entrance hallway leads on to the lounge diner, kitchen and the stairs to the first floor. There is a built in storage cupboard and shelving units as you first enter, a ceiling light, radiator and wooden flooring throughout.

Lounge Diner

This spacious living area has a large, double-glazed bay window to the front and sliding doors out to the rear garden. There is a gas fireplace situated on the side wall which has recently been serviced, 2 ceiling lights, radiator and carpet throughout.

Kitchen

This extended kitchen has 2 double-glazed windows to the rear and comprises of an oven, 4 ring gas hob, sink with mixer tap and a combination of floor and wall mounted cabinets. There is a light bar, radiator, cream wall tiles and floor tiles throughout.

Utility

This spacious utility has ample room for a fridge freezer, washing machine and tumble dryer. There is a door which leads to the front of the house and another that leads to the garden. An under stairs storage hatch that is accessible from the utility, this would have been the old coal hatch in the 1930's. The utility has a light bar and tile effect flooring throughout.

Garden

This South facing and well-maintained rear garden has a paved area as you step outside, laid lawn and more paving to the rear. Situated at the back of the garden is a shed and garage which has access from the rear. Enclosed with wooden fence panels for full privacy.

Landing

Taking the stairs to the first floor, the landing has an obscured double-glazed window to the side and a loft access point. There is a ceiling light and carpet throughout.

Bedroom One

The main bedroom has a double-glazed window to the rear, a ceiling light, radiator and carpet throughout.

Bedroom Two

The second bedroom has a large, double-glazed bay window to the front, a ceiling light, radiator and carpet throughout.

Bedroom Three

The third bedroom has a double-glazed window to the front, a ceiling light, radiator and wooden flooring throughout.

Bathroom

The family bathroom has an obscured double-glazed window to the rear and comprises of a shower over bath, sink with under sink storage and a toilet. With a ceiling light, radiator, wall and floor tiles throughout.

The Location

Gleneagles Road is a quiet road not far from Stoney Lane which leads on to Stechford and the Swan Centre.

Yardley is an ideal location for families, with Sheldon Country Park on the doorstep and various other parks and nature reserves to choose from. Yardley is home to a variety of good primary and secondary schools, all within the catchment area.

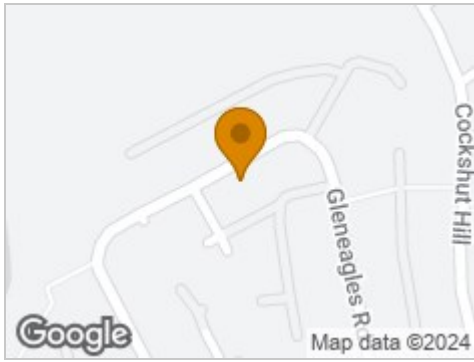
With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Lea Hall Railway Station is situated approximately 1.5 miles, which offers easy access to both Birmingham City Centre and Rugeley. If you want to escape the UK then Birmingham airport is less than 6 miles away, with over 150 direct flights running daily.

Just over a mile away is the Swam Shopping Centre which offers a wide variety of shops, cafes and a Tesco extra.

Yardley is the perfect location if you enjoy being close to the hustle and bustle of the big city but far enough out to enjoy a countryside lifestyle.



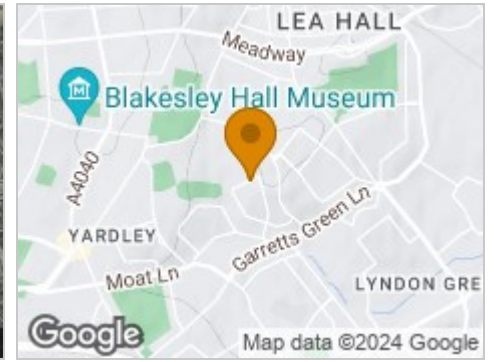
Road Map



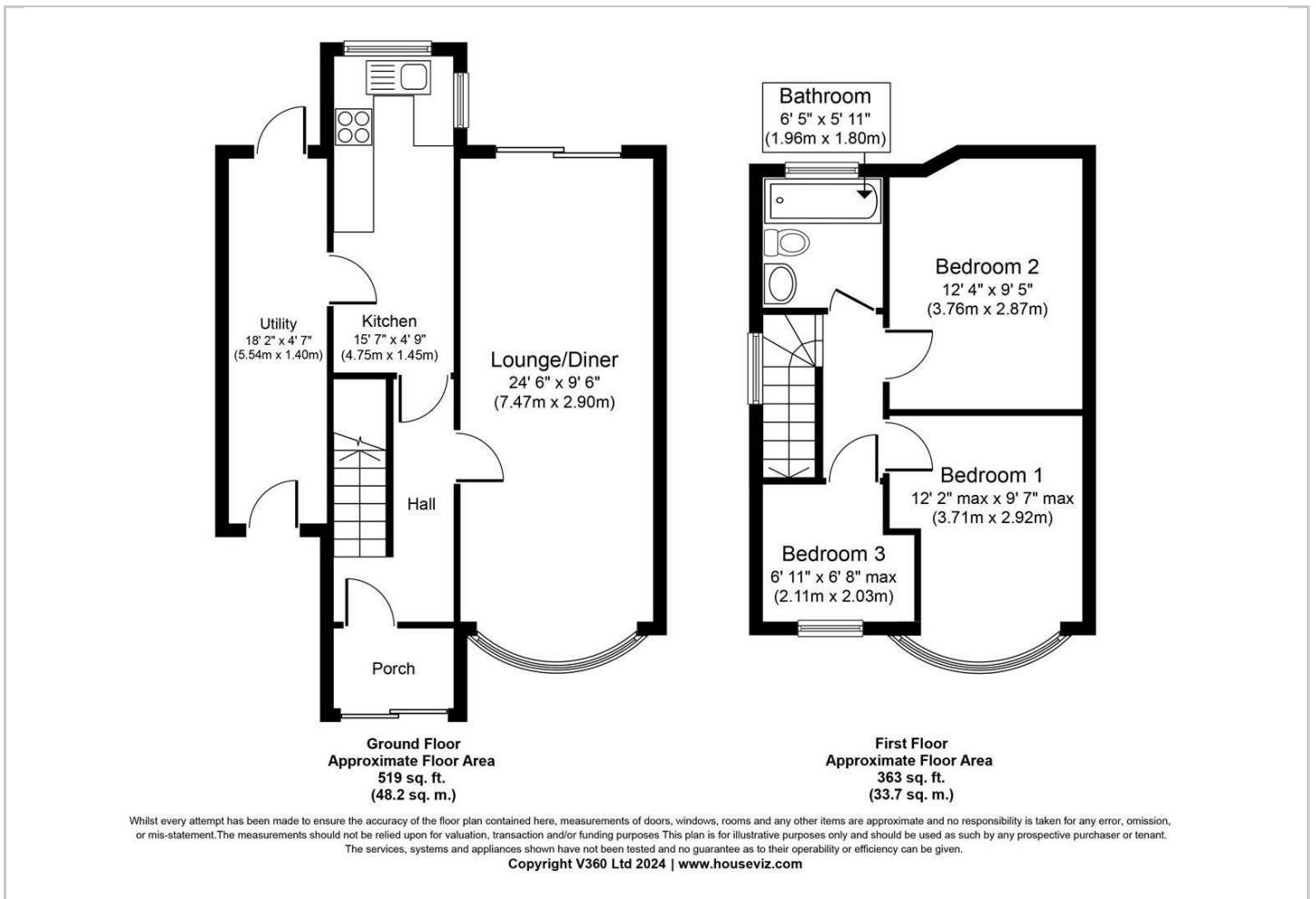
Hybrid Map



Terrain Map



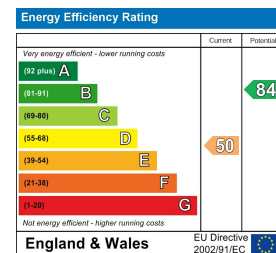
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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