



Gilbertstone Avenue

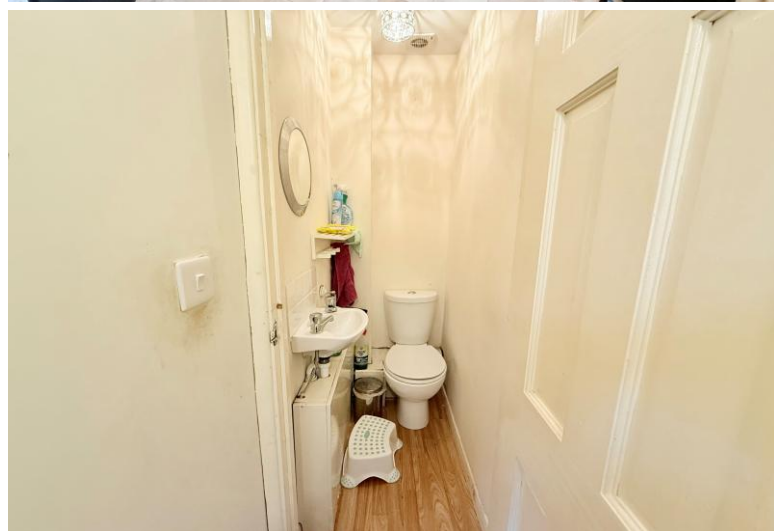
South Yardley, Birmingham

- An Extended Three Bedroom Family Home
- Through Lounge/Diner & Breakfast Kitchen
- Westerly Facing Rear Garden
- Driveway Parking & Utility Room

Offers Over £250,000

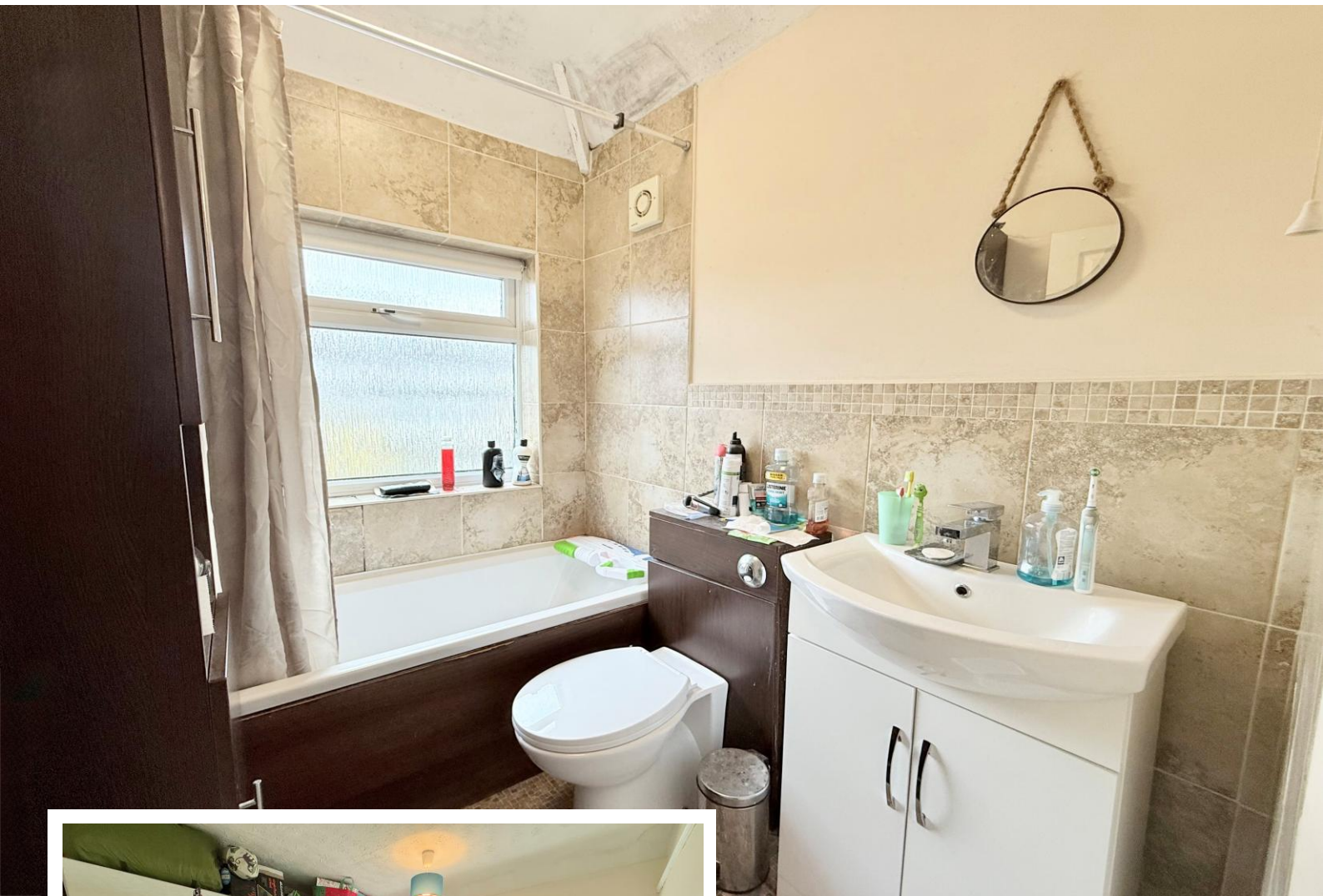
Current EPC Rating - D
Current Council Tax Band - C





Property Description

An extended semi-detached family home offering accommodation comprising a through lounge/diner, breakfast kitchen, utility room, guest W.C, three bedrooms, family bathroom, Westerly facing rear garden and driveway parking



Rooms & Measurements

Through Lounge/Diner 6.83m x 2.54m (22'5" x 8'4")

Breakfast Kitchen to Rear 5.54m x 2.51m (18'2" x 8'3")

Utility Room 2.54m max x 1.7m max (8'4" max x 5'7" max)

Bedroom One to Rear 4.04m x 3m (13'3" x 9'10")

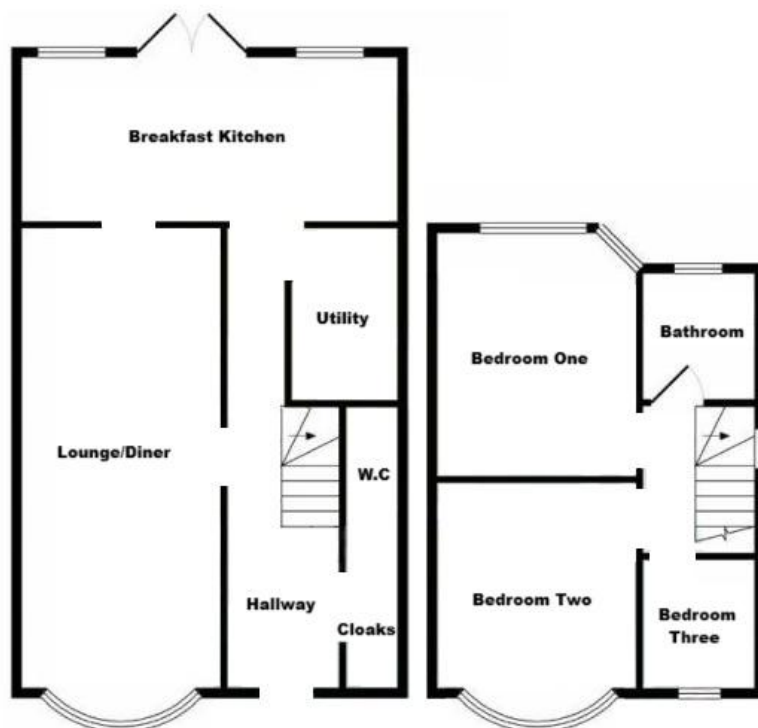
Bedroom Two to Front 3.73m x 2.97m (12'3" x 9'9")

Bedroom Three to Front 1.96m x 1.57m (6'5" x 5'2")

Family Bathroom to Rear 2.01m x 1.57m (6'7" x 5'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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.