



Gorleston Grove, Warstock

Offers Around £265,000

- HALLWAY
- LOUNGE
- SUPERB EXTENDED KITCHEN
DINING FAMILY ROOM
- UTILITY
- GROUND FLOOR WC
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- LARGE REAR GARDEN
- FRONT DRIVEWAY
- CUL DE SAC LOCATION

An ideal location for this extended end of terraced house, ideal for first time buyers in a quiet yet convenient cul de sac location ideally situated for the local amenities.

Close to well regarded local primary schooling and secondary schools, Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops at Yardley Wood island and the Maypole including Sainsburys and easy access to the Alcester Road in Hollywood.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a front driveway, a UPVC door opens into the

HALLWAY

Having stairs rising to first floor accommodation, ceiling light point, central heating radiator and door into the

LOUNGE

17'2 into bay x 14'2 max (5.23m into bay x 4.32m max)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, fireplace with inset log burner, understairs cupboard and door into the

SUPERB OPEN PLAN KITCHEN DINING FAMILY ROOM

22'5 x 15'9 max (6.83m x 4.80m max)



Having wall, drawer and base units with butchers block work surfaces over incorporating inset Belfast sink with mixer tap, space for range cooker and American style fridge freezer, recessed ceiling spot lights, ceiling down lights, feature panel radiators, two large Velux windows to vaulted ceiling, two sets of UPVC double glazed bi fold doors to the rear garden and doorway into the



UTILITY

Having space and plumbing for washing machine and dishwasher, wall mounted central heating boiler and doorway into the

GROUND FLOOR WC

Having low level WC and recessed ceiling spot light

LANDING

Having doors to three bedrooms and bathroom

BEDROOM 1

11'6 x 10'10 (3.51m x 3.30m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 2

12'10 x 9'7 (3.91m x 2.92m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3

9'7 x 7'7 (2.92m x 2.31m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BATHROOM



Having bath with shower over, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the side

LARGE REAR GARDEN

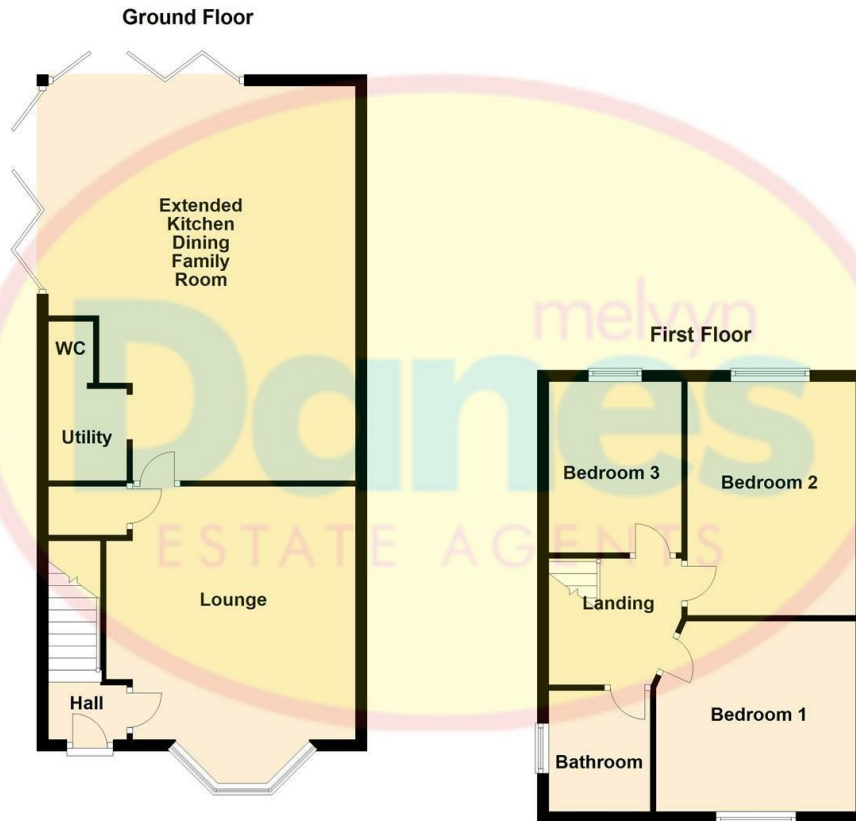


Having paved patio area leading to lawn with fencing to boundaries and gated side access



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



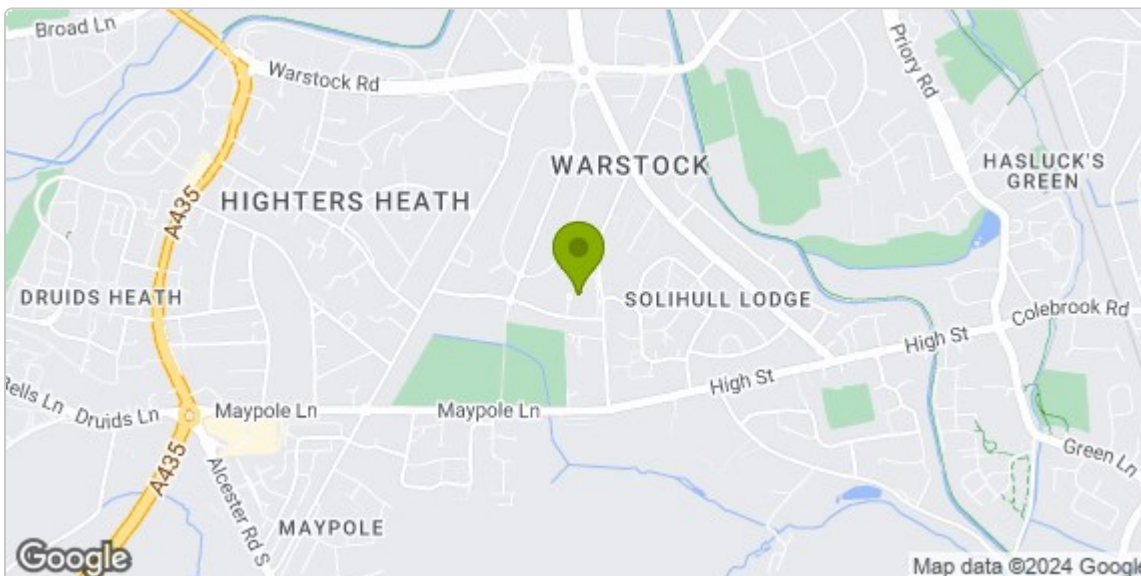
TENURE: We are advised that the property is Freehold

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.



Full Postal Address:
17 Gorleston Grove Warstock
Birmingham B14 4NS

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk