



Gilwell Road, Birmingham

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Property Description

Burchell Edwards are delighted to offer this well presented two bedroom terrace home situated in the Shard End area of Birmingham (B34).

The property in brief comprises an entrance porch, hallway, through lounge, modern fitted kitchen with integrated appliances where specified, utility area, two double bedrooms and a four piece family bathroom.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear a private garden.

The property would make an ideal purchase for a first time buyer, as it will be sold with no upward chain and is located amongst many amenities including local shops, eateries and public transport links that provide easy access into destinations such as Birmingham City Centre and Birmingham Airport.

We recommend that a viewing is essential in order to appreciate the space and accommodation available, please call soon as we anticipate a high volume of enquiries.

Entrance Porch

Double glazed windows to front and side elevations, spotlights and carpet.

Entrance Hallway

Laminate flooring, spotlights, central heating radiator, under stairs storage and cupboard housing meters.

Through Lounge

22' 2" x 11' 4" (6.76m x 3.45m)
Double glazed sliding doors to rear elevation, double glazed window to front elevation, two central heating radiators and carpet.

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, central heating radiator, spotlights and tiling to splash prone areas.

Utility Area

8' 1" x 4' 6" (2.46m x 1.37m)
Double glazed window and door to side elevation, spotlights, laminate flooring, space and plumbing for washing machine.

Landing

Carpet and loft access via hatch,

Bedroom One

14' 4" x 11' 6" (4.37m x 3.51m)

Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, corner bath, shower cubicle, spotlights, heated towel rail and vinyl flooring.

Front Garden

Block paved driveway providing off road parking.

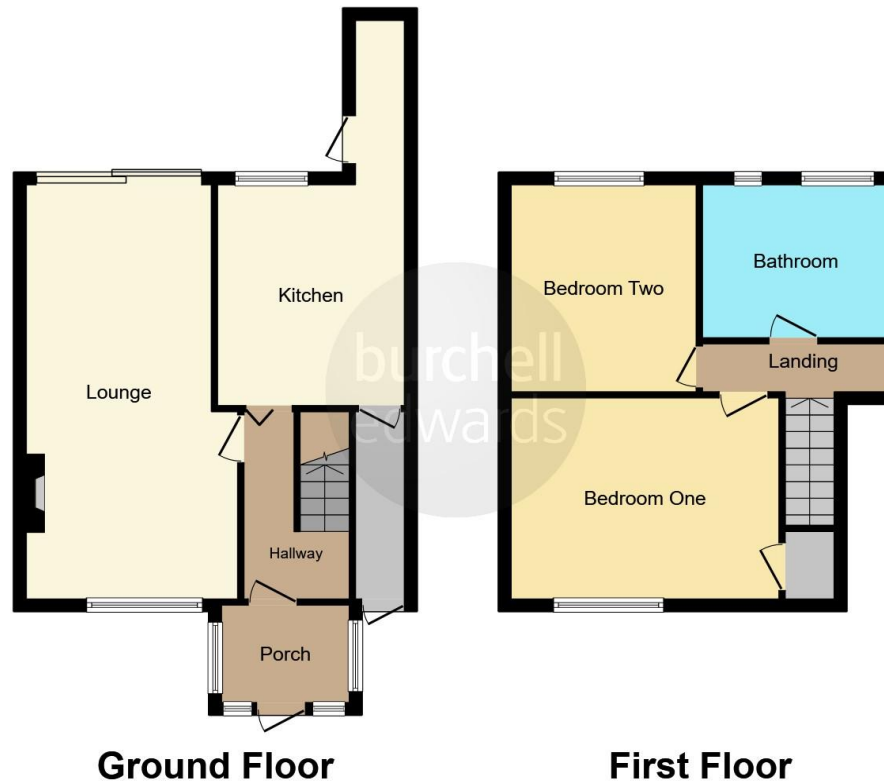
Rear Garden

Laid to lawn, patio area, brick built storage shed and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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