



Gravelly Lane, Birmingham





## Property Description

This beautifully presented two-bedroom end-terrace home is an ideal choice for families and investors alike. Offering a warm and traditional feel throughout, the property boasts a spacious lounge, a generously sized dining room, and a well-appointed kitchen.

Additional highlights include a conservatory, a utility room, and a garage, providing ample space for modern living. Upstairs, two well-proportioned double bedrooms are complemented by a family bathroom. Externally, the property benefits from a large rear garden and a two-car driveway. Viewing is highly recommended to fully appreciate all this charming home has to offer.

## Dining Room

15' 3" x 12' 3" ( 4.65m x 3.73m )  
Double glazed window to rear elevation, laminate flooring, central heating radiator, stairs to first and door to Lounge and Kitchen.

## Lounge

13' 9" x 12' ( 4.19m x 3.66m )  
Double glazed bay window to front elevation, central heating radiator, electric fire, carpet and electric meters.

## Kitchen

13' 6" x 7' 1" ( 4.11m x 2.16m )  
Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and fridge freezer.

## Store Room

Tiled flooring.

## Guest W.C

W.C and tiled flooring.

## Utility Room

8' 11" x 5' 8" ( 2.72m x 1.73m )  
Tiled flooring.

## Conservatory

9' 3" x 9' 3" ( 2.82m x 2.82m )  
Double glazed door to garden, tiled flooring and central heating radiator.

## Bedroom One

12' 5" x 11' 5" plus fitted wardrobes ( 3.78m x 3.48m plus fitted wardrobes )  
Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

12' 5" x 11' 4" ( 3.78m x 3.45m )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Bath with shower over, W.C, wash hand basin and laminate flooring.

## Store Room

8' 1" x 3' 2" 02 ( 2.46m x 0.97m 02 )  
Door to hallway and concrete flooring.

## Loft Space

Boarded and insulated with power and lighting.

## Garage

18' 6" x 7' ( 5.64m x 2.13m )  
Electric door, concrete flooring, power and lighting.

## Rear Garden

Large south facing rear garden. Patio out of sun room with grass to rear, flower borders and fencing.









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**EPC Rating: E**

**Tenure: Freehold**

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**Property Ref: ERD207057 - 0005**