



Gospel Lane, BIRMINGHAM





## Property Description

This well-presented 2-bedroom end-terraced home is ideally located just off a main road, only a short walk from Olton train station, offering easy access to local amenities and transport links. Full of potential, the property boasts a generous plot of land with ample space to extend, subject to planning permission, making it perfect for those looking to add value and create their dream home. Don't miss the opportunity to explore the possibilities this property has to offer!

## Entrance Hallway

Central heating radiator and door lounge.

## Lounge

11' 7" x 15' 3" ( 3.53m x 4.65m )  
Double glazed sliding doors to rear elevation.

## Kitchen

11' 6" x 10' 7" ( 3.51m x 3.23m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, extractor, microwave, spotlights and central heating radiator.

## Conservatory

11' 9" x 8' 7" ( 3.58m x 2.62m )



## Bedroom One

10' 7" x 11' 7" ( 3.23m x 3.53m )

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

## Bedroom Two

8' 11" x 6' ( 2.72m x 1.83m )

Double glazed window to rear elevation, central heating radiator and built in wardrobe with sliding mirrored doors.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with electric shower over, storage and extractor.

## Storage

22' x 7' 1" ( 6.71m x 2.16m )

Three windows and power.

## Front Garden

Slabbed/ tarmac driveway providing off road parking, laid to lawn, shrubbery and fencing to all boundaries.

## Rear Garden

Slabbed patio, laid to lawn and three storage sheds.









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EPC Rating: C

Tenure: Freehold

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