



Gospel Lane, Birmingham





Property Description

Discover your dream family home, beautifully refurbished and ready to move in!

This immaculate property offers potential for expansion (subject to planning), making it perfect for growing families.

Comprising of entrance porch, hallway that leads to all rooms downstairs, a well presented living room that flows through to the open plan kitchen and dining area before presenting you with a spacious conservatory that benefits from a south facing garden creating a sun trap and naturally warming the property.

Upstairs you will find three generously sized bedrooms along with a well appointed bathroom that caters for all of the family plus access to the loft space further providing opportunity to expand the current living space.

The front of the property features a driveway large enough to comfortably fit multiple vehicles while the rear of the property presents a garden made of laid lawn with pathway to its large garage at the rear that also provides access via a secured private road.

Entrance Hallway

Double glazed window to side elevation and central heating radiator.

Lounge

15' 3" max x 10' 3" max (4.65m max x 3.12m max)
Double glazed semi bay window to front elevation and central heating radiator.

Kitchen/ Diner

16' 3" max x 7' 9" max (4.95m max x 2.36m max)
Double glazed window to conservatory, door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker.

Conservatory

10' 4" max x 15' 5" max (3.15m max x 4.70m max)
Door to garden, central heating radiator and central heating boiler.

Landing

Obscure double glazed window to side elevation and loft access via hatch.

Bedroom One

10' 3" max x 10' 1" MAX (3.12m max x 3.07m MAX)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 7" max x 9' 3" max (3.53m max x 2.82m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 8" max x 6' 6" max (2.64m max x 1.98m max)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin with vanity storage, p shaped bath with shower over, spotlights and heated towel rail.

Ground Floor W.C

W.C, wash hand basin and storage.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Side access to frontage, patio area, lawned area, pathway and additional patio area.

Garage

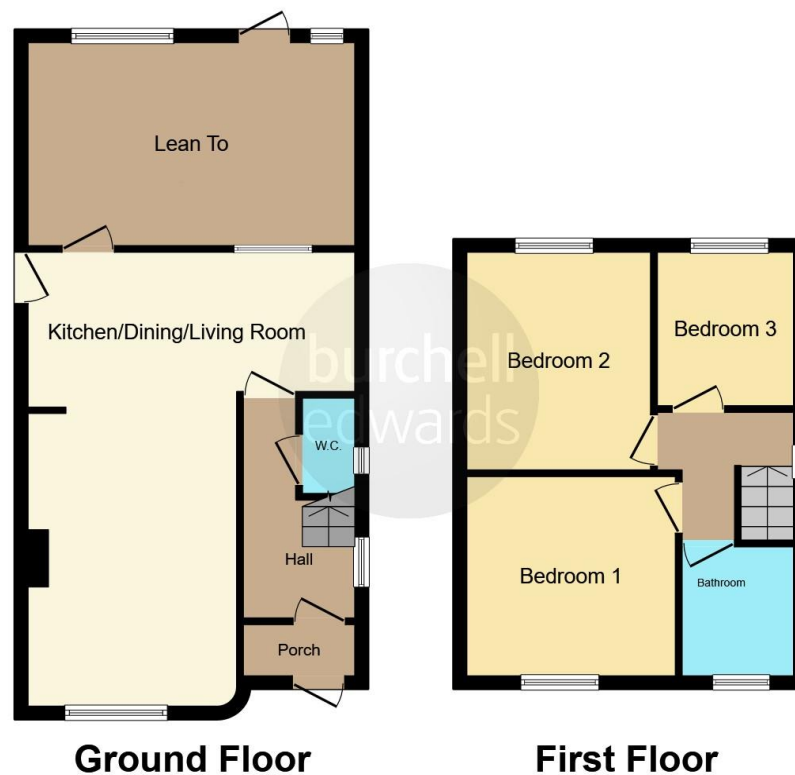
17' 8" max x 18' 10" max (5.38m max x 5.74m max)

Door to access road at rear, door to garden, power and lighting.









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

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