



Gospel Farm Road, Birmingham





## Property Description

This FOUR BEDROOM property offers a unique benefit of an added ANNEX WITH EN SUITE. With NO CHAIN this will not be around for long.

In the sought after location of Acocks Green walking distance to the nearest bus stops and on 0.9 miles from Hall Green train station. In the catchment of Langley Secondary school this is perfect for a family looking to lay down there roots.

## Entrance Hallway

Single glazed door to front elevation.

## Lounge

Double glazed window to front elevation and central heating radiator.

## Kitchen

a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, space and plumbing for washing machine, space for appliances, central heating radiator, tiled flooring, tiling to splash prone areas.



## Landing

Loft access via hatch.

## Shower Room

Shower cubicle, W.C, wash hand basin, electric heater, tiling to walls and tiled flooring.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

Shower cubicle with rainfall shower, W.C, wash hand basin, p shaped bath, heated towel rail, tiled flooring and tiling to walls.

## Ground Floor W.C

W.C, wash hand basin, tiling to walls and tiled flooring.

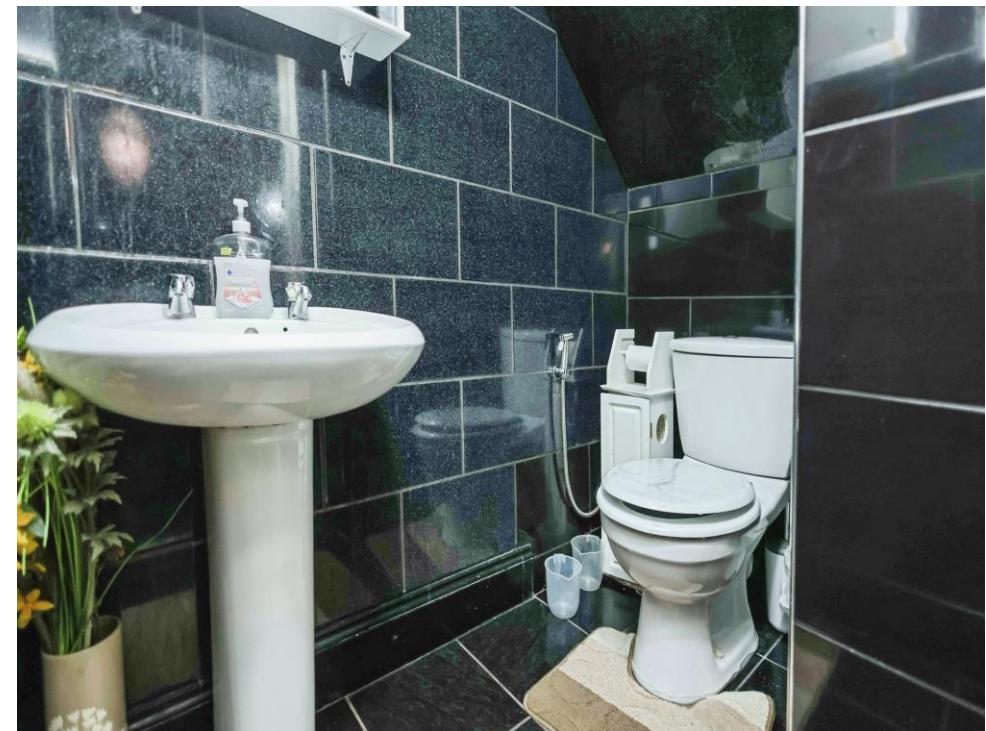
## Annex

Double glazed windows to front and rear elevations, plumbing for washing machine, gas connections, sink with drainer unit and extractor fan.

## Rear Garden

Decked area, slabbed patio and laid to lawn.

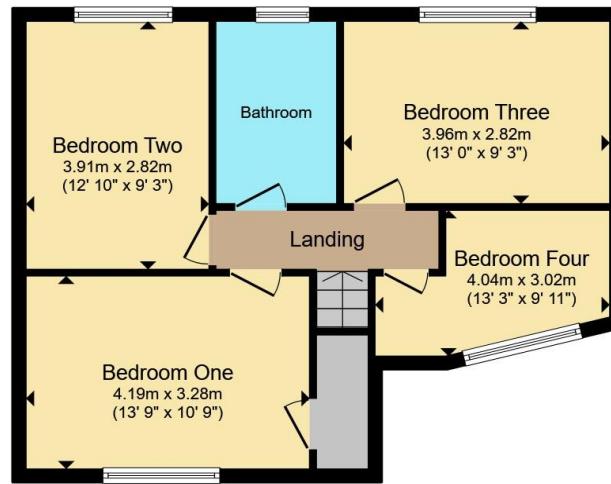








**Ground Floor**



**First Floor**

Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

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Band: B

Tenure: Freehold

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