



Gilson Way, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this three bedroom detached corner plot which is an idyllic family home situated in Kingshurst

This property has plenty of potential to be extended (STPP) due to the unique plot in which it is situated, the property plenty of space and everything to suit the modern day family

The outdoor space to the front has a wrap around garden and access to the rear. To the rear there is a mature garden which lends itself perfectly for family living and entertaining also giving access to the garage which the property comes with along with extra parking space.

Located in the very popular residential area of Kingshurst sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, will be offered with no upward chain- this is not one to be missed!

## Entrance Porch

Double glazed door to front elevation and double-glazed window to side and front elevation.

## Entrance Hall

Double glazed door to front elevation, stairs to landing, laminate flooring

## Dining Room

Patio doors to conservatory, Tv point, central heating radiator, ceiling lights and laminate flooring

## Lounge

Double glazed window to front and side elevation Tv point, central heating radiator, ceiling lights and laminate flooring, wall light.

## Kitchen

Double glazed window to rear elevation and door to front elevation, tiled flooring and tiling to splash prone areas, wall and base units with work surface, sink with drainer unit, gas cooker, storage cupboard.

## Conservatory

Double glazed window to rear elevation and double glazed patio door to garden, tiled flooring and two central heating radiators, spotlights, two Velux windows.

## Bedroom One

Double glazed window to rear elevation, ceiling lights, central heating radiator, carpet and fitted wardrobes.

## Bedroom Two

Double glazed window to front elevation, laminate flooring and built in cupboard.

## Bedroom Three

Double glazed window to front elevation, laminate flooring, ceiling lights and central heating radiator.

## Bathroom

Double glazed opaque window to rear elevation, vanity W.C and washbasin, bath with shower over, central heating radiator, tiling to walls and tiled flooring.

## Front Garden

Paved pathway, side access, wrap around lawn.

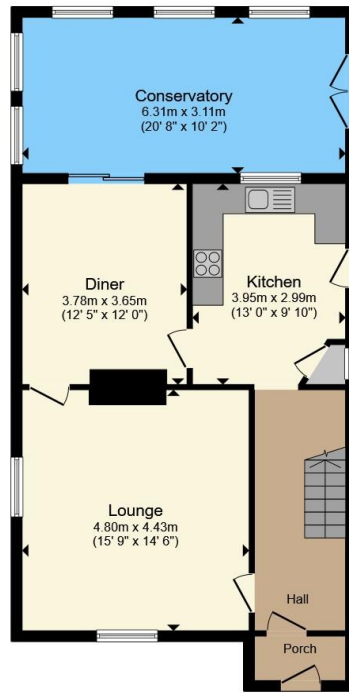
## Rear Garden

Access to garage, paved patio area, lawn, side access, access to outside W.C and wooden house with power.









**Ground Floor**



**First Floor**

Total floor area 135.0 m<sup>2</sup> (1,453 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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