

Gorstie Croft Great Barr B43 5LZ

Offers In The Region Of £124,950

midland residential









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Midland Residential are delighted to present this two-bedroom bungalow, offering independent living for the over 60s. Situated within a private development set back from the main road, and being just a short walk to local shops with transport links nearby. The property briefly comprises of and having: an enclosed porch entrance hallway with added storage provisions, a lounge-diner with patio doors leading to a patio area, a fitted kitchen, two bedrooms, and a shower room. The property further benefits from gas central heating, double glazing (where specified), and access to a communal car park.
Sold with no chain, this property is ideal to move into. The property is leasehold with approximately 64 years remaining on the lease. Annual service charges are £2,136, with a peppercorn ground rent.

- Bunaglow for Over 60's only
- Two Bedrooms
- Reception / Diner Room
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed (w/s)
- Private Car Parking
- EPC Rating C
- Council Tax Band B

Description

Approach
Being accessed from a private communal carpark, with pathway access, having a blocked paved path with a mature lawn, raised borders with decorative stone, and access to a enclosed front porch,with external gas and electric meter points in enclosed boxes.

Porch
Having a UPVC double-glazed panelled front door, electric consumer unit, ceiling light point, access leading to entrance hallway.

Entrance Hallway
Being accessed from a glazed wooden front door, laminate flooring, central heating radiator, enclosed store room with double doors, ceiling light point, loft hatch access point, mains operated smoke detector, doors leading thereof:

Reception Room
5.08m (furthest point) x 3.10m(widest point)
(16'7" (furthest point) x 10'2"(widest point))
Having a fitted carpet and laminate flooring in the dining section, two central heating radiators, fire surround with decorative marble and electric heater, UPVC double-glazed patio door leading to a rear enclosed patio area, two ceiling light points.

Bedroom 1
3.8 x 2.6 (12'5" x 8'6")
Having a fitted carpet with part laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point.

Bedroom 2
2.6 x 2.6 (8'6" x 8'6")
Having laminate flooring , central heating radiator , UPVC double-glazed window to the fore, ceiling light point.

Store Room
1.3 x 0.8 (4'3" x 2'7")

Kitchen
3.52 x 2.18 (11'6" x 7'1")
Having vinyl flooring, a selection of matching wall and base units and door fronts, laminated worksurface with stainless steel sink inset with mixer tap over and splashback wall tiles above, smart Tek Hotpoint washing machine (not tested by Agent) Flavel Milano E60 electric freestanding cooker (not tested by Agent), UPVC double-glazed window to the fore, Worcester Gas central heating Boiler, ceiling light point.

Bathroom
2.13 x 1.7 (6'11" x 5'6")
Having a tiled floor, close-coupled WC, wash hand basin with vanity unit below and tap over, floor-to-ceiling wall tiles, polished chrome centrally heated towel rail, rectangular shower enclosure and tray with an electric shower and attachments, ceiling cladding, ceiling-mounted mechanical extractor fan, ceiling light point.

Garden
Having communal access to the rear, with a private patio area.









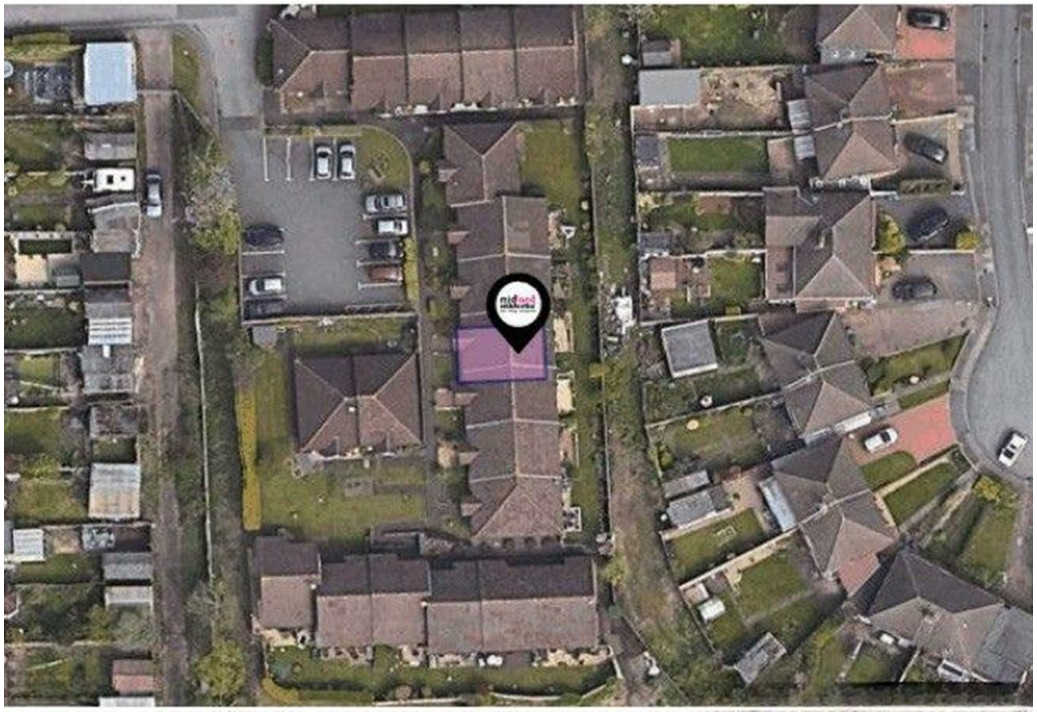








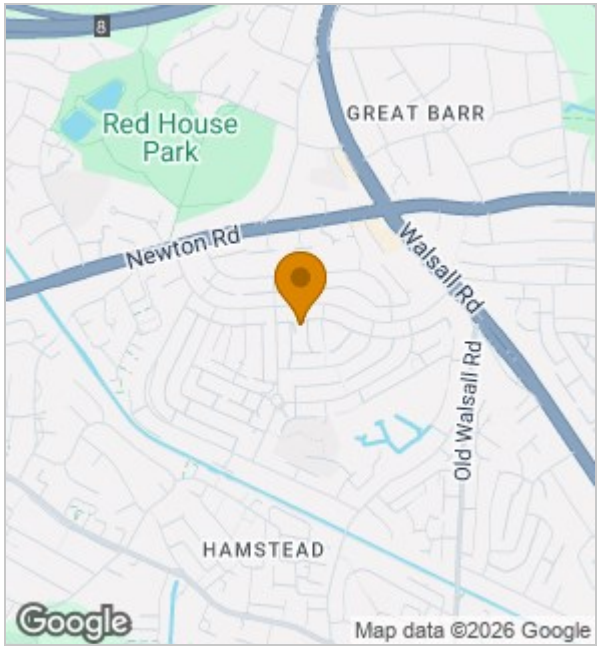




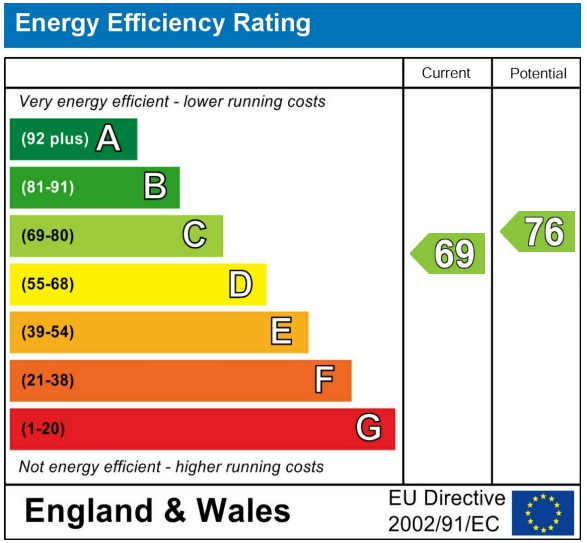


Floor Plans

Area Map



Energy Performance Graph



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