



smarthomes

## Gilbertstone Avenue South Yardley, Birmingham

- An Extended Two Bedroom Family Home
- Spacious Lounge & Extended Kitchen/Diner
- Rear Garden & Rear Games Room with Storage
- Driveway Parking

**Offers Over £235,000**

Current EPC Rating – 66 (D)  
Current Council Tax Band - C





## Property Description

A well presented semi-detached property situated in a most convenient location offering accommodation comprising a spacious lounge, extended kitchen/diner, two double bedrooms, family bathroom, driveway parking, rear garden and converted rear games room and storage room



## Rooms & Measurements

Spacious Lounge to Front 5.7m x 3m (18'8" x 9'10")

Extended Kitchen/Diner to Rear 5.9m max x 4.5m max  
(19'4" max x 14'9" max)

Covered Side Passage

Bedroom One to Front 4m x 3.2m (13'1" x 10'5")

Bedroom Two to Rear 3m x 2.4m (9'10" x 7'10")

Family Bathroom to Rear 1.9m x 1.7m (6'2" x 5'6")

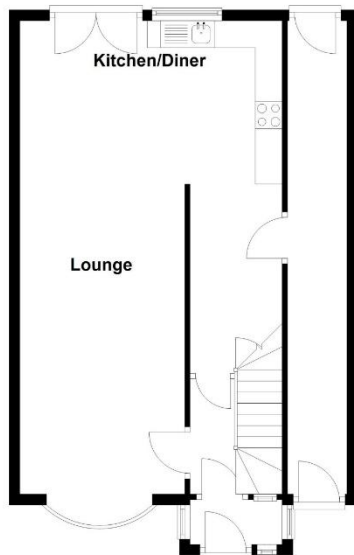
Converted Rear Games Room & Storage Room 4.6m x  
4.1m (15'1" x 13'5")

### Tenure

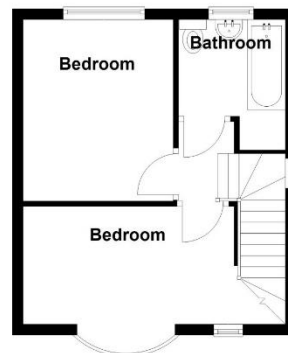
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



**Ground Floor**  
Approx. 55.2 sq. metres (594.5 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.