

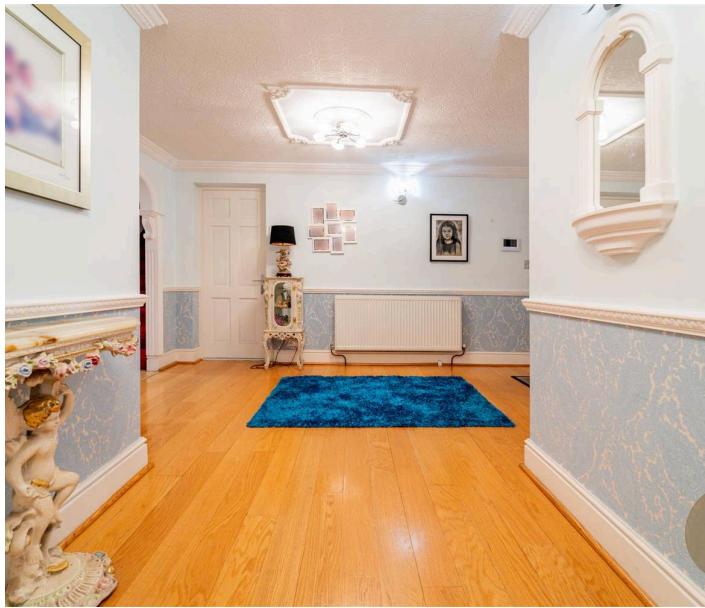


## 30 Gilmorton Close, Birmingham

£1,000,000 Freehold

Hadleigh Estate Agents are delighted to offer this impressive refurbished five bedroom Dorma bungalow located on the highly sought after Gilmorton Close. This beautifully designed home has been thoughtfully extended to provide a spacious open plan living accommodation, further benefitting from gated parking to the front of the property for multiple cars. Offered with no upward chain this outstanding home offers a large gated driveway for multiple cars, along with two double garages, complete with EV charging point. To the front is a well kept garden and to the rear an impressive patio area with artificial lawn.

H



### **Location**

Gilmorton Close is conveniently located in prime position, nestled into a quiet cul-de-sac. Being a stones throw away from Harborne High Street, offering an abundance of bars, shops and restaurants. Also offering excellent transport links into Birmingham City Centre, the nearby Queen Elizabeth Hospital and University of Birmingham.

### **Entrance Hall**

Wood flooring, radiator, two ceiling light points with original ceiling rose surround, three wall light points and double glazed obscure window to rear elevation.

### **Downstairs Bathroom**

Tiled flooring, tiled walls, ceiling spotlight points, double glazed obscure window to rear elevation, heated towel rail, shower cubicle, bath, hand wash basin and low flush W.C



### **Kitchen**

Tiled flooring, ceiling spotlight points, two double glazed windows to front elevation, two radiators, double gas oven, induction hob and integrated appliances.





### Reception Room

Carpeted flooring, ceiling spotlight points, two ceiling light pendants, two radiators, double glazed window to front elevation and French doors leading to; kitchen and lounge / diner.

### Lounge / Diner

Tiled flooring, underfloor heating, ceiling spotlight points, four ceiling light pendants, three wall light points, double glazed window to front elevation, double glazed bifold doors leading to rear elevation and gas feature fireplace.

### First Floor Landing

Carpeted flooring, two ceiling light pendants, radiator, double glazed skylight and bespoke oak staircase leading to lounge / diner.

### Master Bedroom

Air conditioning unit, carpeted flooring, double glazed window to front and rear elevation, two double glazed skylights, three radiators, two ceiling light pendants and ceiling spotlight points.





### **Ensuite Shower Room**

Laminate tiled flooring, double glazed skylight, three wall light points, heated towel rail, walk in shower cubicle, hand wash basin and low flush W.C

### **First Floor Bathroom**

Laminate tiled flooring, double hand wash basin, low flush W.C, shower cubicle, two smart heated towel rails, double glazed skylight, ceiling light points, wall light point and vanity mirror.



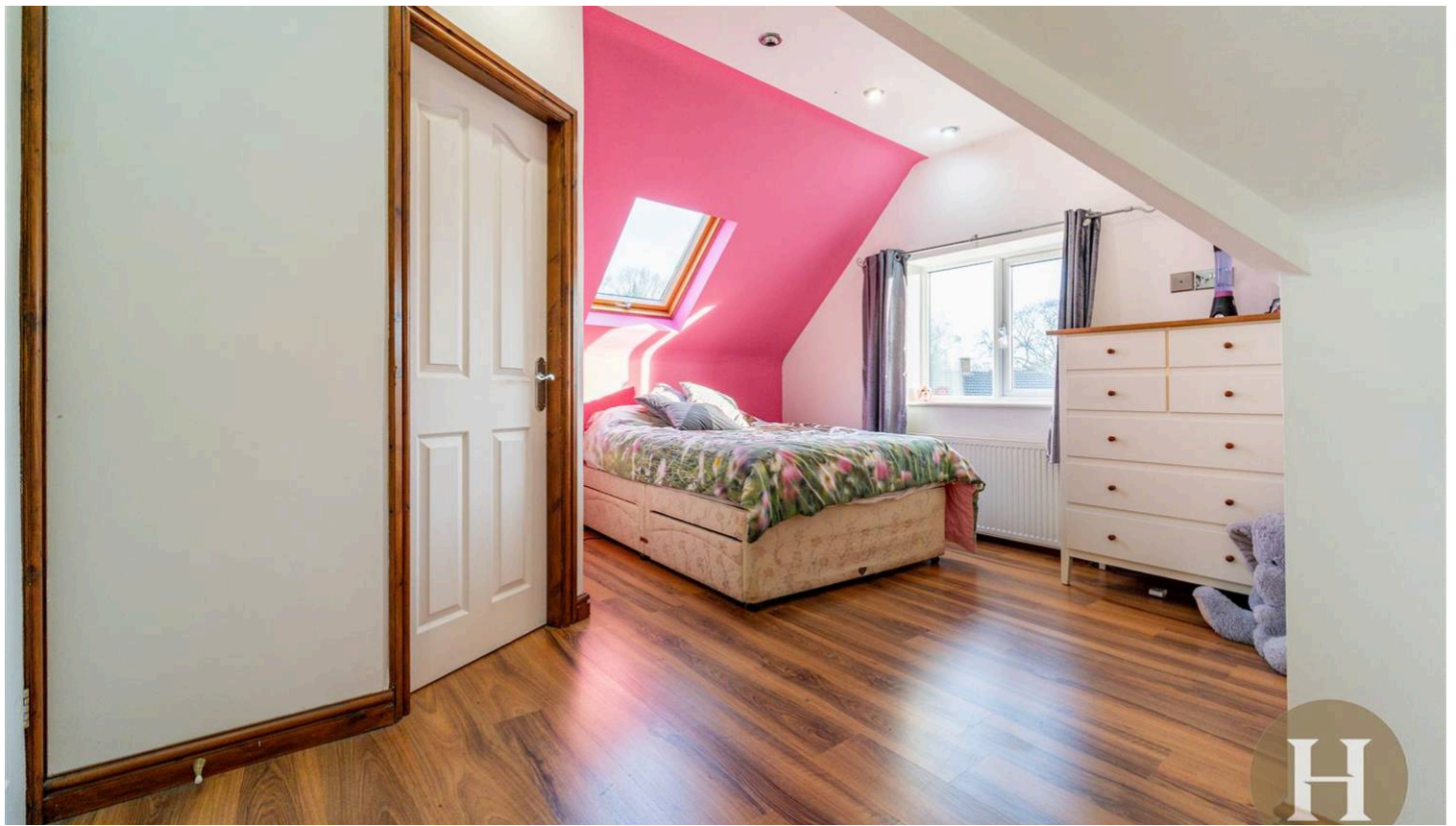
### **Bedroom Two**

Wood flooring, ceiling spotlight points, radiator, double glazed window to front elevation, double glazed skylight and storage.

### **Ensuite Shower Room**

Wood flooring, shower cubicle, low flush W.C, hand wash basin with storage, radiator, double glazed skylight and storage cupboard.





### **Bedroom Three**

Carpeted flooring, ceiling spotlight points, ceiling light pendant, radiator, two double glazed skylights and double glazed window to front elevation.

### **Bedroom Four**

Wood flooring, ceiling spotlight points, radiator, two double glazed skylights and built in storage.

### **Bedroom Five**

Carpeted flooring, ceiling spotlight points, two ceiling light pendants, radiator, hand wash basin and double glazed window to rear elevation.

### **Downstairs Shower Room**

Tiled flooring, heated towel rail, radiator, double glazed obscure window to rear elevation, ceiling spotlights, shower cubicle, hand wash basin and low flush W.C

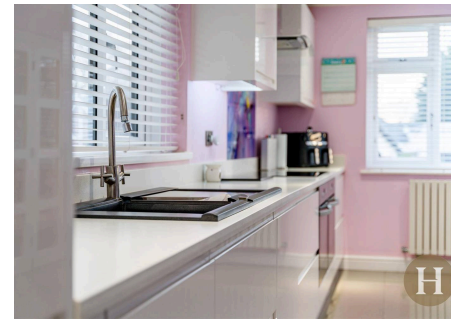


Council Tax band: F

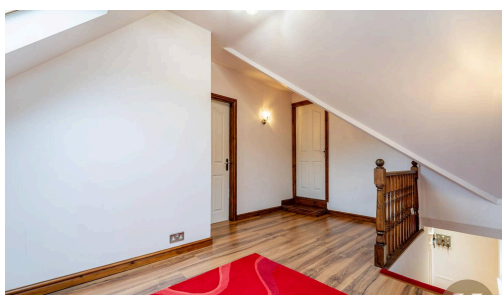
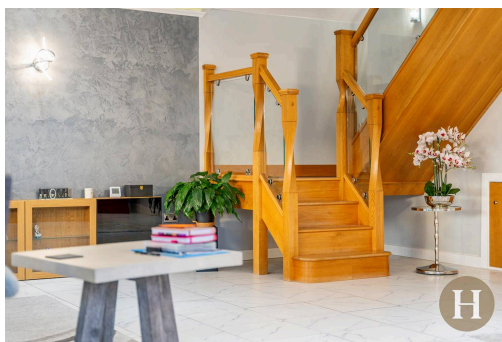
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- › No upward chain
- › Refurbished five bedroom dormer bungalow
- › Extended with spacious open plan living & bi-fold doors
- › Multiple ensuites, walk-in wardrobe & air conditioning
- › Gated driveway, EV charging & double garages



Approx Gross Internal Area  
367 sq.m / 3947 sq.ft



Ground Floor  
Approx 213 sq.m / 2289 sq.ft

First Floor  
Approx 154 sq.m / 1658 sq.ft

Devices fixed height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and the responsibility is taken for any error, omission or misstatement. None of them such as bathroom suites are representations only and may not look like the real items. Made with Magic Sleepy 2021.