



24 Gotham Road, South Yardley,
Birmingham, B26 1LB

Price Guide **£174,950**

- Beautifully Presented Semi Detached Property
- Three Bedrooms
- Extended Dining/Kitchen
- Through Lounge/Dining Room
- Off Road Parking
- Rear Garden
- Energy Efficiency Rating - D

0121 709 3300

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Situated close to Solihull is a beautifully presented three bedroom semi detached residence located in a very popular neighbourhood having a stunning extended open plan dining kitchen and is offered for sale with no chain that briefly comprises hallway, through lounge/dining room, impressive open plan extended dining kitchen, three bedrooms, refitted bathroom, off road parking & good size rear garden. Early viewing is essential!

APPROACH

Via a block paved driveway that enables off road parking for several vehicles leading to an enclosed UPVC double glazed storm porch entrance.

HALLWAY

Single panel radiator, stairs rising to first floor landing, doors to kitchen and lounge.

THROUGH LOUNGE/DINER

23' 1" (7.04M) X 9' 8" (2.95M)

Double panel radiator, TV aerial point, UPVC double glazed bay window to front aspect, double doors to dining area, opening to kitchen.



EXTENDED OPEN PLAN KITCHEN

19' 7" (5.97M) X 14' 6" (4.42M)

A beautifully fitted kitchen comprises a comprehensive range of modern wall and base units with co-ordinated roll top work surface over, complementary ceramic tiling to splash prone areas, integrated ceramic hob, electric oven, fridge and freezer, under unit lighting, stainless steel circular bowl unit with mixer tap over, ceramic floor tiling, recessed spot lights, UPVC double glazed window to rear aspect, single panel radiator.



DINING AREA

Ceramic floor tiling, UPVC double glazed French doors to rear, double panel radiator.

FIRST FLOOR LANDING

Loft access, doors to all bedrooms and bathroom, UPVC double glazed window to side aspect.



BEDROOM ONE

12' 7" (3.84M) X 9' 9" (2.97M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.



BEDROOM TWO

12' 2" (3.71M) X 9' 9" (2.97M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM THREE

6' 3" (1.9M) X 5' 3" (1.6M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BATHROOM

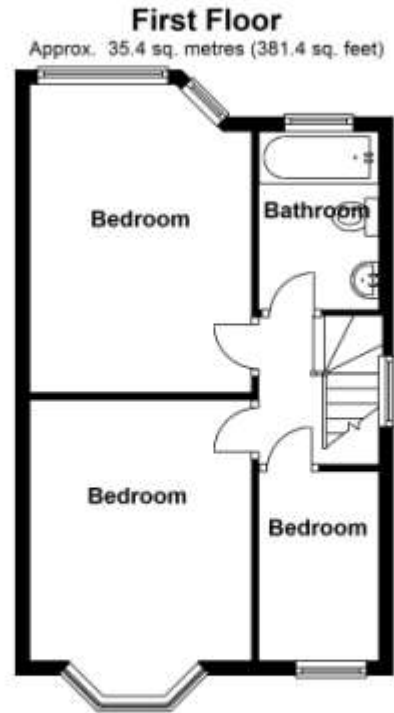
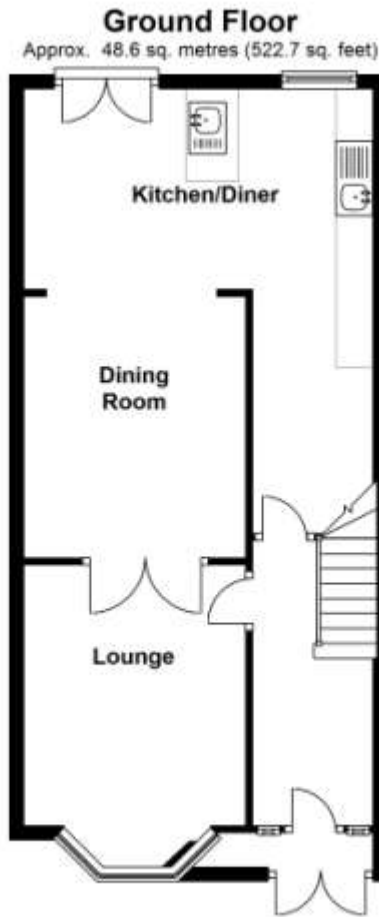
Contemporary three piece suite comprising low level flush wc, pedestal wash hand basin, panel bath with chrome shower attachment over, complementary ceramic tiling to walls and floors, chrome radiator, recessed spot lights, obscure UPVC double glazed window to rear aspect.



GARDEN

Timber deck patio area and path leads to a good sized lawned garden, timber fencing to perimeter, covered side walkway/utility.





Total area: approx. 84.0 sq. metres (904.1 sq. feet)



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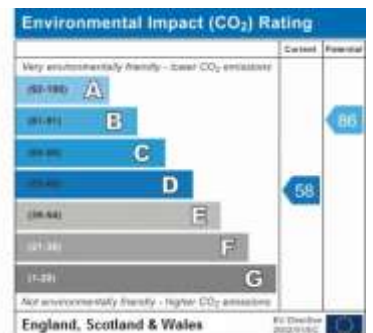
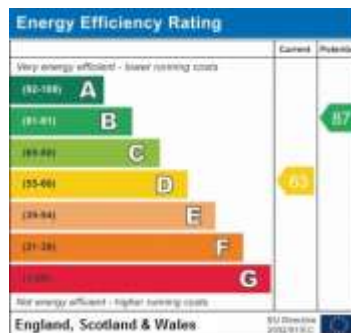
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