

Horton & Storey



Gorleston Road, Highters Heath , Birmingham,
West Midlands

Offers Over **£215,000**

Property Features

- Location growing in popularity
- Extended to rear with utility room
- Kitchen/diner
- Large rear garden with patio
- No chain sale
- Driveway for one vehicle
- Perfect for first time buyers
- Ideal as investment- £925 PCM

Full Description

APPROACH

Tarmacadam driveway with blue brick borders leading to composite front door.;

HALLWAY

Stairs to first floor accommodation and door into lounge;

LOUNGE 13' 1" x 11' 8" (4.35m x 3.58 m) (MAX) A double glazed window to the front elevation, wall mounted central heating radiator, feature fire and surround, door to under stairs storage cupboards, hardwood obscure glazed doors into kitchen diner;

KITCHEN

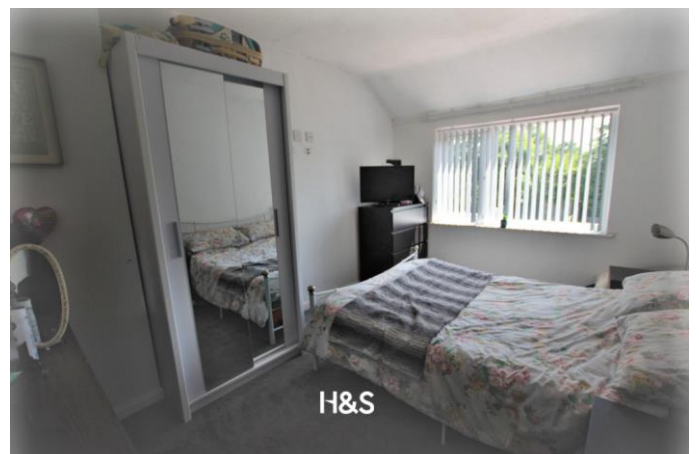
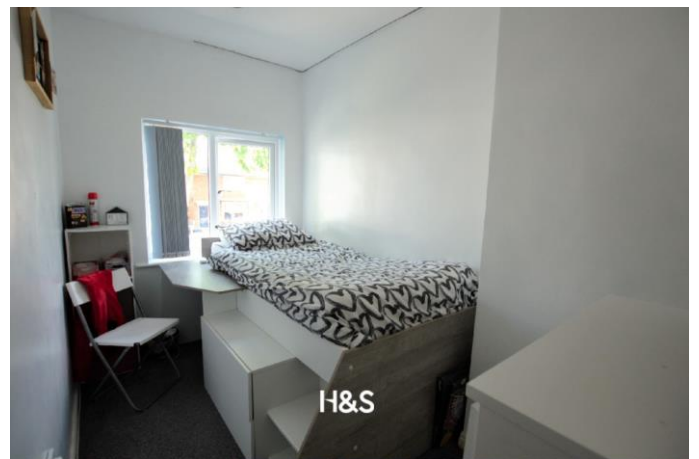
15' 1" x 9' 9" (4.62m x 2.98m) Having a mixture of wall and base units with roll top work surfaces over stainless sink with drainer and mixer tap, ceramic hob and gas oven with extractor over, tiling to splash prone areas, tiling to floor, wall mounted central heating radiator, spotlights to ceiling and recess for fridge freezer. double glazed sliding door into rear extension;

REAR EXTENSION

12' 4" x 6' 11" (3.78m x 2.13m) Recess for single fridge and freezer, recess for washer dryer, laminate wood effect tiling to floor, wall mounted central heating radiator, pitched roof with spotlights and large roof window, further double doors and double glazed windows onto rear patio;

REAR GARDEN

Large slabbed patio area leading to laid lawn, fencing to boundaries with hedges and trees bordering alternate boundaries;



FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom and a loft hatch;

BEDROOM ONE (REAR) 13' 0" x 9' 4" (3.97m x 2.87m)

A double glazed window to the rear elevation and wall mounted central heating radiator;

BEDROOM TWO 10' 5" x 6' 3" (3.2m x 1.91m)

A double glazed window to the front elevation and wall mounted central heating radiator;

BEDROOM THREE 7' 4" x 7' 6" (2.24m x 2.31m)

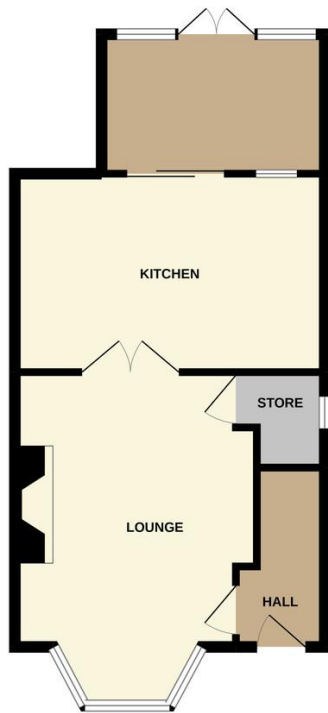
A double glazed window to the front elevation, wall mounted central heating radiator and door to over stair storage;

FAMILY BATHROOM

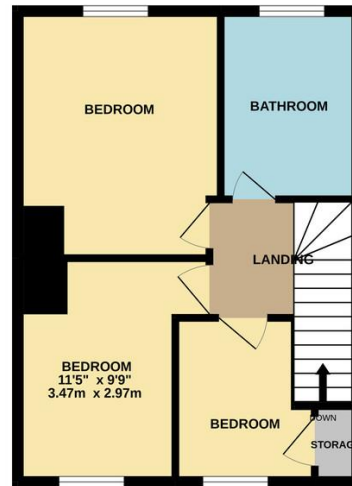
A large bathroom suite comprising panel bath with tiling to splash prone areas and mixer tap, walk in shower cubicle with mains fed shower and monsoon head, sink with vanity unit underneath, wall mounted central heating towel rail and close coupled w.c., Spotlights to ceiling and an obscure double glazed window to rear elevation.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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