



Gospel Lane, Birmingham







## Property Description

Burchell Edwards Shirley are pleased to present to you a beautiful semi-detached property situated in a sought after area, with fantastic transport links, local amenities and schools nearby. This property comprises of a double drive-way, an entrance hall-way, kitchen, utility, downstairs WC, potential for a lean-to on the side, spacious reception room, conservatory and a lovely well maintained rear garden. The first floor boasts three good sized bedrooms and a family large family bathroom, alongside loft space for storage purposes.

Perfect for a family looking for their next family home!

Sure to be busy, do not delay, book your viewing today!!

## Entrance Hallway

Obscure double glazed door to front elevation, obscure double glazed window to side elevation, wood flooring, under stairs storage cupboard and central heating radiator.

## Lounge

20' 5" x 11' 4" (6.22m x 3.45m)

Double glazed window and patio doors to rear elevation, wood flooring, fireplace and central heating radiator.

## Conservatory

18' 3" x 8' 8" (5.56m x 2.64m)

Of UPVC double glazed construction incorporating French doors out to the rear garden.

## Kitchen

6' 5" x 11' 9" (1.96m x 3.58m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor, plumbing and space for a dishwasher and central heating radiator.

## Utility Room

9' 8" max x 15' 5" max (2.95m max x 4.70m max)

Double glazed window to front elevation, built in storage, space and plumbing for a washing machine, further appliance space and central heating radiator.

## Guest W.C

Extractor fan, wash hand basin and WC.

## Landing

Loft access and doors off to;

## Bedroom One

9' 4" max x 12' 8" max (2.84m max x 3.86m max)  
Double glazed window to front elevation, built in wardrobes and central heating radiator.

## Bedroom Two

10' 11" plus wardrobe recess x 7' 6" (3.33m plus wardrobe recess x 2.29m)  
Double glazed window to rear elevation, built in wardrobes, wooden flooring and central heating radiator.

## Bedroom Three

7' 7" x 8' 3" plus wardrobe recess (2.31m x 2.51m plus wardrobe recess)  
Double glazed window to rear elevation, built in wardrobes, wooden flooring and central heating radiator

## Bathroom

Obscure double glazed window to front and side elevations, wash hand basin with vanity storage, WC, storage cupboard, bath, shower cubicle, wooden flooring and tiled to splash prone areas.

## Garden

Patio area, lawn and fence and shrubs to borders.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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