



humberstones
homes

141 GILLOTT ROAD, EDGBASTON, BIRMINGHAM, B16 0ET
£485,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for shopping facilities, amenities, schools, and bus route, whilst Edgbaston Reservoir is just a short distance away. The property is very well situated for gaining access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road into Portland Road, right into Rotton Park Road, and then second right into Gillott Road where the property is then situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN. This is a very well presented and extremely spacious, extended 5 Bedroom detached family home, most convenient for gaining access into Birmingham City Centre. Set back behind a drive providing off road parking and leading to the accommodation :- On the ground floor is a porch, feature L-shaped entrance hall (with useful store off), spacious lounge, sitting room, dining room, re-fitted kitchen, utility and re-fitted downstairs shower room. First floor provides 5 good sized bedrooms and family bathroom. Outside is a side garage, pleasant good sized rear garden and Hobby/Garden room at the rear of the garden. Majority double glazing, gas radiator heating. EPC rating E.

Porch

Single glazed front door with side single glazed panel having leaded detailing leading through to :-

Entrance Hall

Radiator, single glazed window to the side with leaded detailing, laminated style floor, staircase rising to the first floor, ornate coving, good sized walk in understair storage cupboard, and doors off from the Hall lead to :-

Sitting Room 16' 7" (into bay) x 15' 6" (max) (5.05m x 4.72m)

Double glazed bay window to the front, radiator, feature ornate coving, dado rail, and fireplace with hearth.

Lounge 19' 8" x 11' 11" (5.99m x 3.63m)

Radiator, laminated style floor, double glazed double opening doors onto the rear garden, ornate coving, dado rail, attractive feature fireplace with hearth housing inset fire, archway leads through to :-

Fitted Kitchen 19' 8" x 9' 11" (max) (5.99m x 3.02m)

Double glazed window to the rear, radiator, ceiling spot lights, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, concealed gas central heating boiler, complimentary tiling to the walls, and double opening doors to :-

Dining Room 16' 7" x 9' 3" (5.05m x 2.82m)

Skylight, radiator, ceiling spot lights, coving, double glazed double opening doors onto the rear garden and further door leads through to :-

Utility 7' 10" x 4' 10" (2.39m x 1.47m)

Feature sink with mixer tap, work surface area, 1 base unit, 1 double and 1 single wall cupboard, complimentary tiling to the walls, skylight, door to Garage and door to :-

Re-Fitted Shower Room 7' 10" x 3' 10" (2.39m x 1.17m)

Double glazed window to the side, heated towel rail, and attractive suite comprising :- Low level flush wc, wash handbasin, shower cubicle and tiling to the walls.

First Floor Landing

Superb large feature single glazed window with leaded detailing, radiator, loft access, additional double glazed window, and doors off to all First Floor Accommodation.

Bedroom One 14' 2" x 13' 6" (to back of wardrobe) (4.31m x 4.11m)

Double glazed window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 13' 10" x 11' 10" (to back of wardrobe) (4.21m x 3.60m)

Double glazed window to the rear providing pleasant outlook over rear garden and beyond, radiator, and fitted wardrobe with hanging rail.

Bedroom Three 11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to the side and radiator.

Bedroom Four 13' 6" x 7' 8" (4.11m x 2.34m)

Double glazed window to the front. Radiator.

Bedroom Five 10' 1" (max) x 8' 8" (plus recess) (3.07m x 2.64m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Re-Fitted Bathroom 9' 0" (max) x 6' 8" (max) (2.74m x 2.03m)

2 Double glazed windows to the side, heated towel rail and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, tiling to the walls, and built in airing cupboard/store.

Front

Drive providing off road parking and leading to the accommodation.

Garage 16' 4" x 9' 3" (4.97m x 2.82m)

Up/over door and door to Utility.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, pathway, side access gate and covered terrace area.

Hobby Room/Garden Room 19' 1" x 12' 2" (5.81m x 3.71m)

Double glazed window, and potential loft storage space.

Additional Store

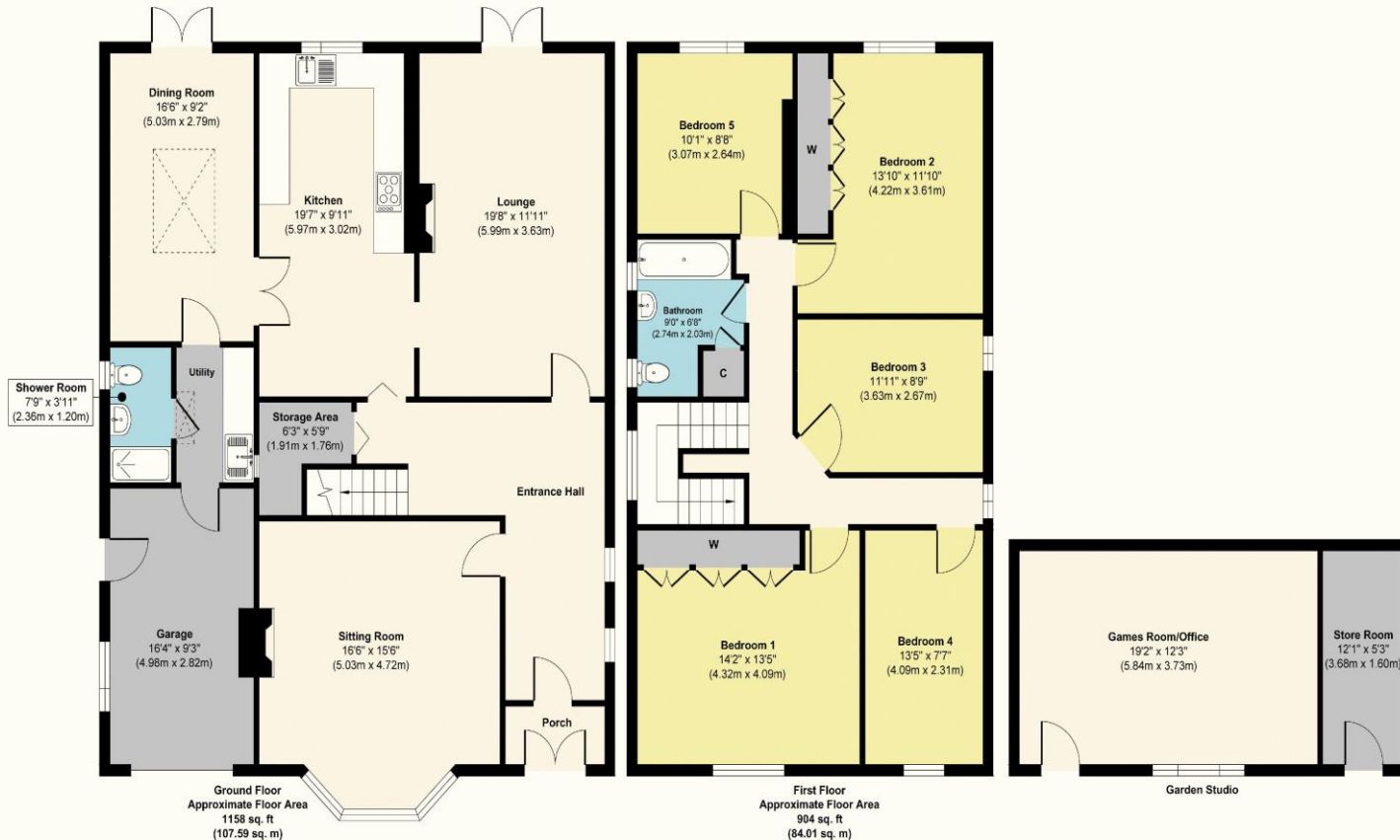
At the rear of the garden.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

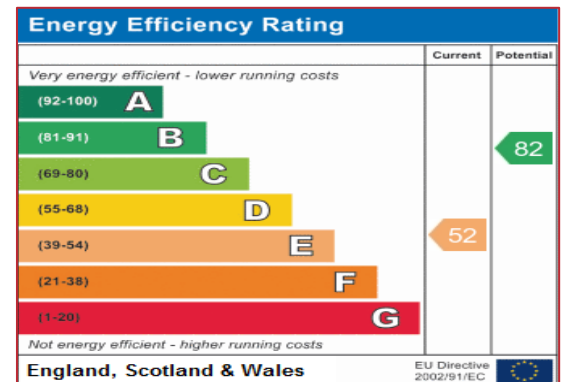


141 Gillott Road



Approx. Gross Internal Floor Area
House 2062 sq. ft / 191.60 sq. m
Outbuilding 302 sq. ft / 28.12 sq. m
Total 2364 sq. ft / 219.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



