

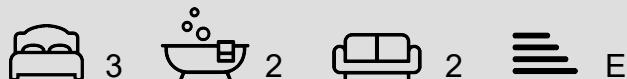


## Gillhurst Road, Birmingham

Price £795,000

Council Tax: G

Tenure: Freehold



A beautiful three bedroom detached residence situated on this highly desirable tree lined road in Harborne. This wonderful plot has fantastic potential for further development with planning permission granted for a rear double storey extension valid until August 2026. Additionally benefitting from a driveway, garage and large south facing rear garden. Being Sold with No Upward Chain.

The property is set back well away from road with a large driveway that leads to the garage and property entrance with decorative front fore garden. The property is complete with gas central heating and double glazing throughout. As you enter the hardwood entrance door you come into a welcoming centrally positioned hallway providing staircase to the first floor and access to a partly tiled downstairs WC with storage space. The front reception room includes dual aspect bay window and stained glass window to side, with feature fireplace and a gas fire. The spacious second reception room towards the rear also includes dual aspect bay window to the front elevation, with sliding patio doors out to the rear garden and a wall



- Fantastic Three Bedroom Detached Residence in Prestigious Location
- Beautiful South Facing Rear Garden
- Large Driveway and Garage
- No Upward Chain
- Excellent Potential for Further Development and Extension Subject to all Relevant Planning Permissions
- Planning Permission and Drawings for a Double Storey Rear Extension Included (Valid Until August 2026)
- Excellent Access Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - E