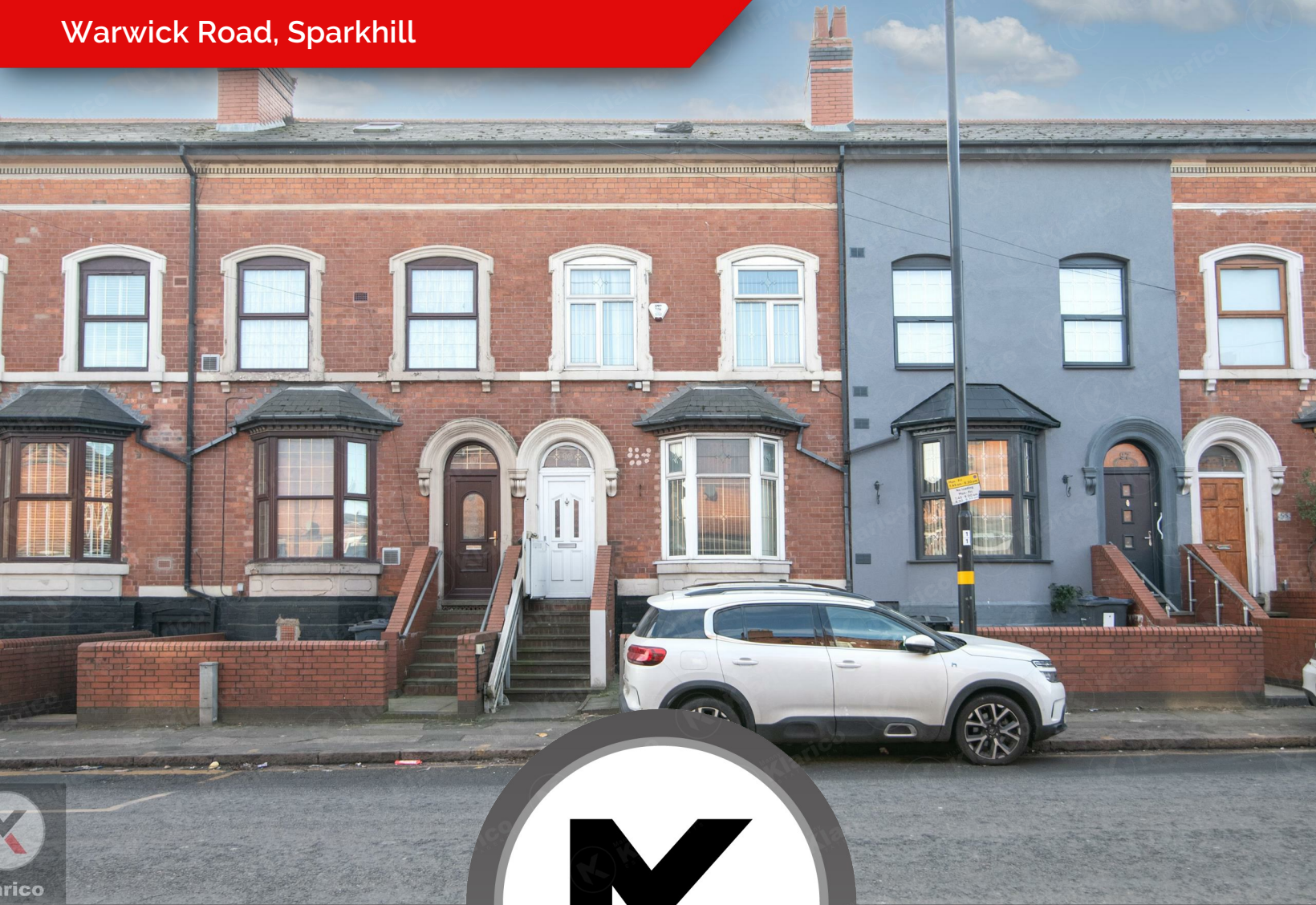


Warwick Road, Sparkhill



4 3 1 E

£260,000



# Warwick Road, Sparkhill

- 4 Bedrooms
- Rear Extension
- UPVC Double Glazed
- Ideal Investment
- Ideal HMO (stpp)
- 3 Reception Rooms
- Rear Garden
- Gas Central Heating
- Ideal Home

Tenure: Freehold  
Council Tax Band: B

KLARICO Estate Agents proudly introduce this 3 bedroom mid terraced property to the market. Benefits from having 3 reception rooms to the ground floor along with an extended kitchen. Presented to a good standard.

The ground floor briefly provides 3 separate reception rooms followed by a rear extension providing a kitchen and a family bathroom. The first floor consists of 3 well-sized bedrooms alongside a W/C. The second floor provides a spacious bedroom with a roof skylight.

The property has the potential to become an ideal family home or an ideal investment!

Within the local proximity can be found a range of schools and nurseries along with a range of local shopping outlets. Transport links including rail and bus can both be accessible within a short distance.

## Directions

### Reception Room 1

4.00m x 3.80m (13'1" x 12'5")

Double glazed window to front, ceiling downlights, laminate flooring, fireplace, wall mounted radiator, skirting

### Reception Room 2

4.20m x 3.50m (13'9" x 11'5")

Double glazed window to back, ceiling light, carpet, skirting

### Reception Room 3

5.60m x 2.70m (18'4" x 8'10")

Double glazed window to rear, ceiling light, wall mounted radiator, skirting, laminate flooring

### Kitchen

4.40m x 2.50m (14'5" x 8'2")

Double glazed window to rear, storage units, worktops, drainer sink with tap, ceiling downlights, tiled flooring

### Bathroom

2.50m x 2.50m (8'2" x 8'2")

Double glazed privacy window to rear, tiled walls, extractor fan, wall mounted radiator, wash basin, vinyl flooring

### Bedroom 2

5.40m x 3.80m (17'8" x 12'5")

Double glazed windows to front, ceiling light, skirting, carpet

### Bedroom 3

4.20m x 3.60m (13'9" x 11'9")

Double glazed window to back, ceiling light, skirting, laminate flooring

### Bedroom 4

3.20m x 2.70m (10'5" x 8'10")

Double glazed window to rear, ceiling light, skirting, carpet

### W.C.

Tiled walls, wash basin, toilet, ceiling light, vinyl flooring

### Bedroom 1

6.20m x 5.40m (20'4" x 17'8")

Double glazed skylight, skirting, ceiling light, carpet

### Rear Garden

Fence panels to boundaries, wooden slabs





Warwick Road, Sparkhill





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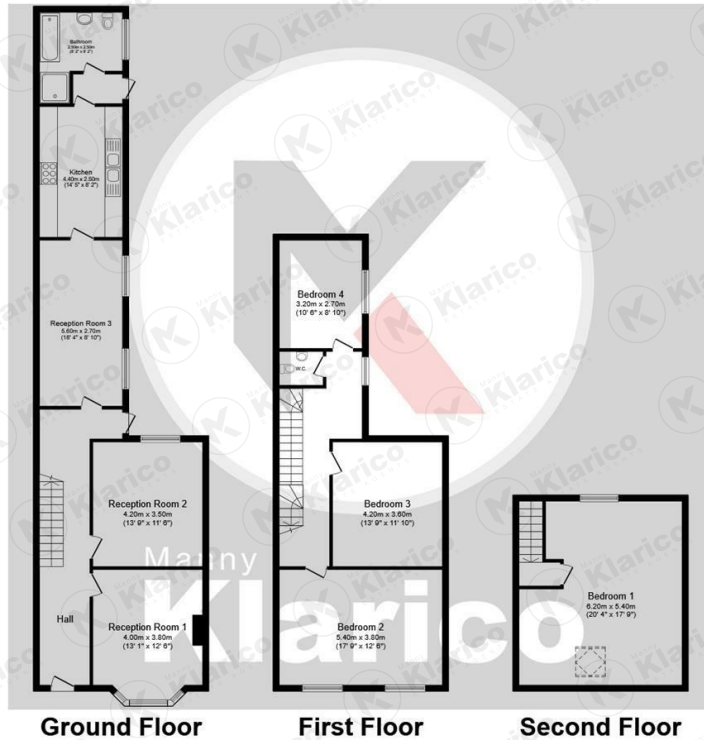




Warwick Road, Sparkhill



Manny  
**Klarico**  
ESTATE AGENTS



Total floor area 184.9 sq.m. (1,990 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		46	
		75	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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