

Runnymede Road,



£315,000

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after street in Birmingham. Benefits from having a rear extension both the rear reception room and kitchen. Features off-road parking and a garage.

The ground floor benefits from having 2 reception rooms with access into the kitchen.

The first floor provides 2 spacious bedrooms along with a family bathroom. Within the local proximity can be found a range of schools along with a range of local shopping outlets. This property sits approx. 3 miles from Birmingham City Centre.



## Runnymede Road,

- 3 Bedrooms
- Rear Extension
- Gas Central Heating
- Ideal for First Time Buyers
- Garage
- Semi-detached
- 2 Reception Rooms
- Well Presented
- UPVC Double Glazing
- Chain Free

### Reception Room

12'8" x 11'5" (3.87m x 3.48m)

Double glazed window to front, wall mounted radiator, skirting, ceiling light, carpet

### Dining Room

24'10" x 10'8" (7.58m x 3.26m)

Doors to rear, wall mounted radiator, carpet, skirting, ceiling light

### Kitchen

20'2" x 6'10" (6.17m x 2.10m)

Double glazed window to rear, tiled flooring, storage units, worktops, integrated gas cooker with fan, ceiling lights

### Bedroom 1

12'11" x 9'2" (3.96m x 2.81m)

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

### Bedroom 2

11'0" x 9'7" (3.37m x 2.94m)

Double glazed window to front, wall mounted radiator, skirting, carpet, ceiling light

### Bedroom 3

7'6" x 6'10" (2.31m x 2.10)

Double glazed window to front, wall mounted radiator, ceiling light, carpet, skirting

### Bathroom

8'5" x 6'10" (2.58m x 2.09m)

Double glazed privacy window to rear, bathtub, wash basin, skirting, tiled walls, tiled flooring, extractor fan

### Rear Garden

Patio, fence panels to boundaries.

### Garage

Up and over door, window to side

### General Information

General Information - We understand the property is Freehold with vacant possession upon completion.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor

### Directions



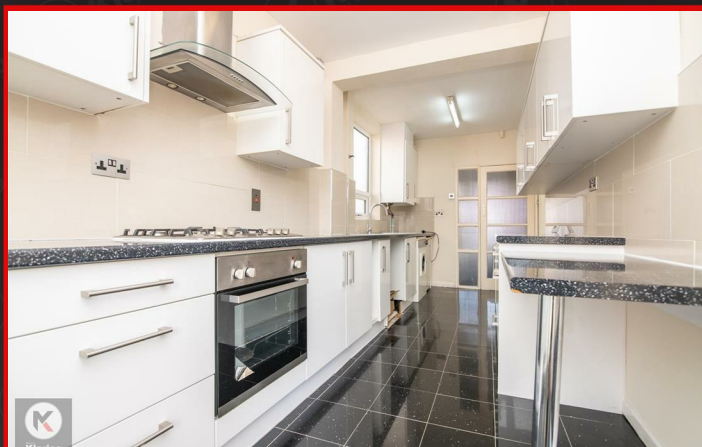
Runnymede Road,



or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Buyers are advised to obtain verification from their Solicitor. These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars. Council tax band C.

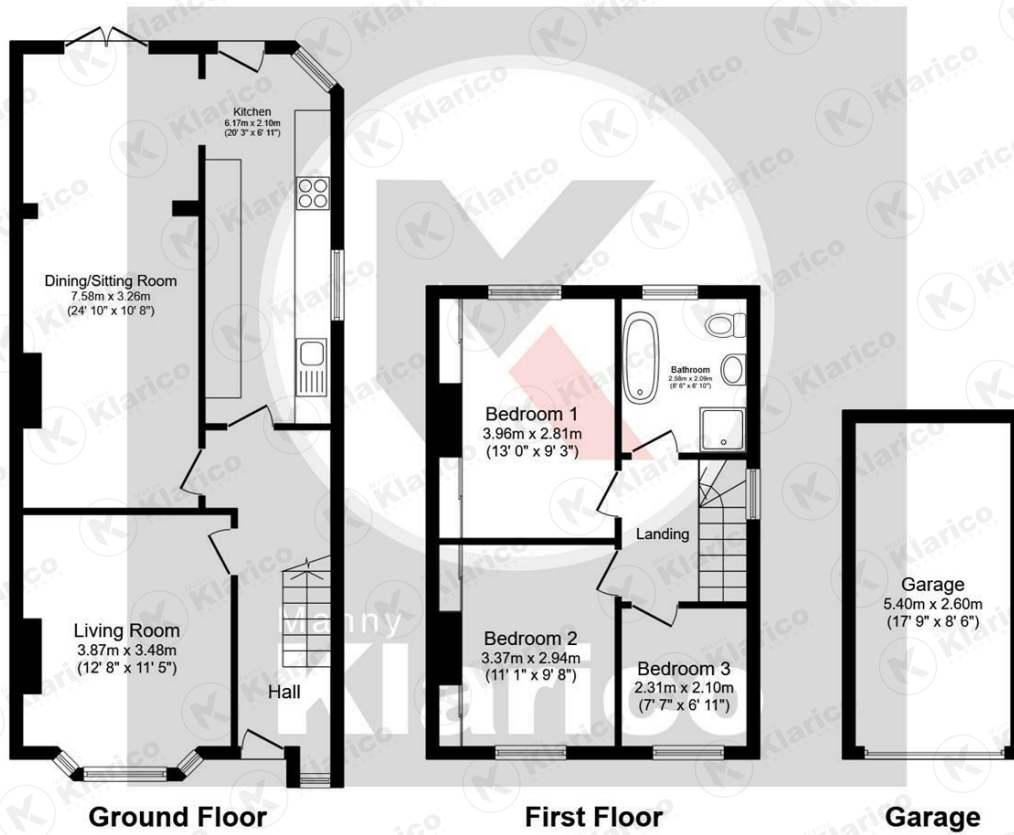


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Total floor area 112.5 sq.m. (1,211 sq.ft.) approx

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



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