

Sarehole Road,



£325,000

Sarehole Road,

- Semi-Detached
- Garage
- Extension To Utility Room
- UPVC Double Glazing
- Further Potential (stpp)
- Off-Road Parking
- 2 Reception Rooms
- Bathroom With Bath And Shower Cubicle
- Gas Central Heating

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this 3 bedroom semi-detached property situated within a prominent part of Hall Green, Birmingham. Benefits from having an extension to create a utility room. This property provides huge scope to be further extended (stpp)

Welcome to this charming semi-detached house on Sarehole Road, Birmingham! This property boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom. The real gem of this home is the garage, offering the potential for further extension, subject to planning permission.

Imagine the possibilities with the good-sized rear garden, perfect for relaxing or entertaining guests. With off-road parking, convenience is at your doorstep. And if you're looking to expand, there's even more potential for extension, subject to planning permission.

Nestled in an ideal location, this property offers the best of both worlds - a peaceful retreat with the city's amenities close by. Don't miss out on the opportunity to make this house your home!

Directions

Lounge

3.80m x 3.30m (12'5" x 10'9")

Double glazed bay window to front, wood flooring, ceiling light, coving to ceiling, wall mounted radiator

Dining Room

3.80m x 2.90m (12'5" x 9'6")

Double glazed bay window and patio door to rear garden, wood flooring, ceiling light, coving to ceiling, wall mounted radiator

Kitchen

2.80m x 2.80m (9'2" x 9'2")

Window to rear, lino flooring, worktop, storage cupboards, drainer sink with mixer tap, ceiling downlights

Utility Room

3.90m x 1.60m (12'9" x 5'2")

Access to rear garden, plumbing for white goods

W.C.

Toilet, sink, ceiling light

Bedroom 1

3.80m x 3.50m (12'5" x 11'5")

Double glazed bay window to rear, fitted wardrobes, ceiling light, wall mounted radiator

Bedroom 2

3.50m x 3.20m (11'5" x 10'5")

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, storage cupboards

Bedroom 3

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

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

Bathroom

2.70m x 2.00m (8'10" x 6'6")

Privacy double glazed window to rear, tiled flooring, ceiling downlights, corner shower cubicle with thermostatic shower unit, bath, vanity wash unit, toilet

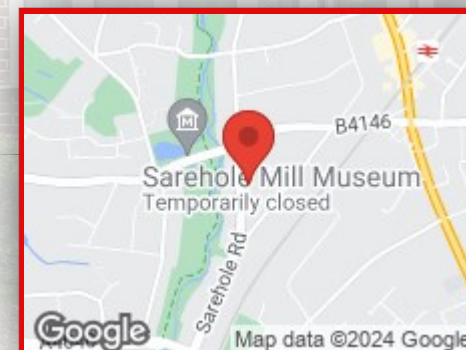
Rear Garden

Patio, fence panels to boundaries, laid lawn

Garage

6.20m x 2.00m (20'4" x 6'6")

Double doors to garage



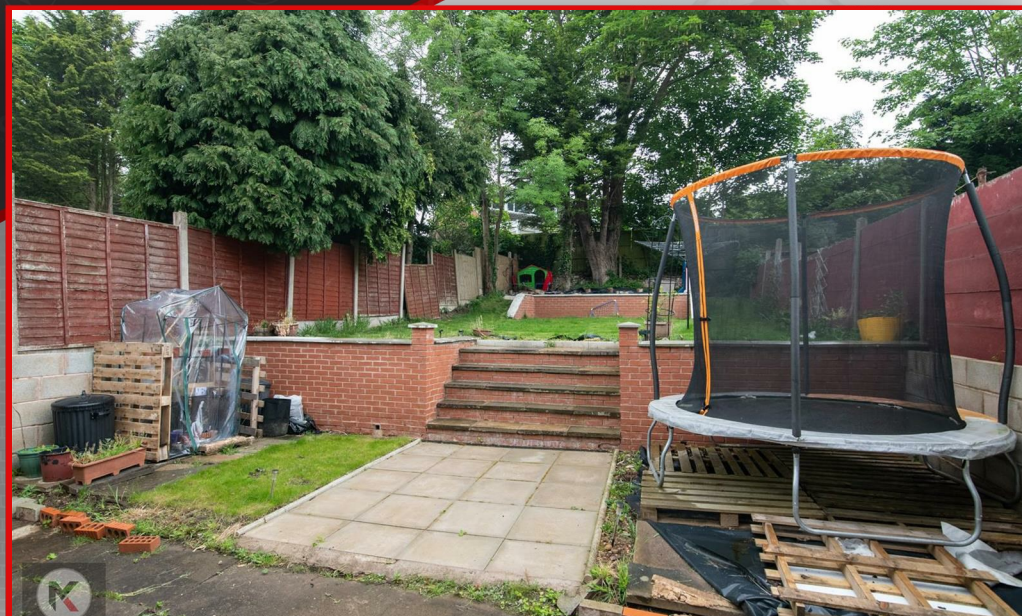
Sarehole Road,



Sarehole Road,



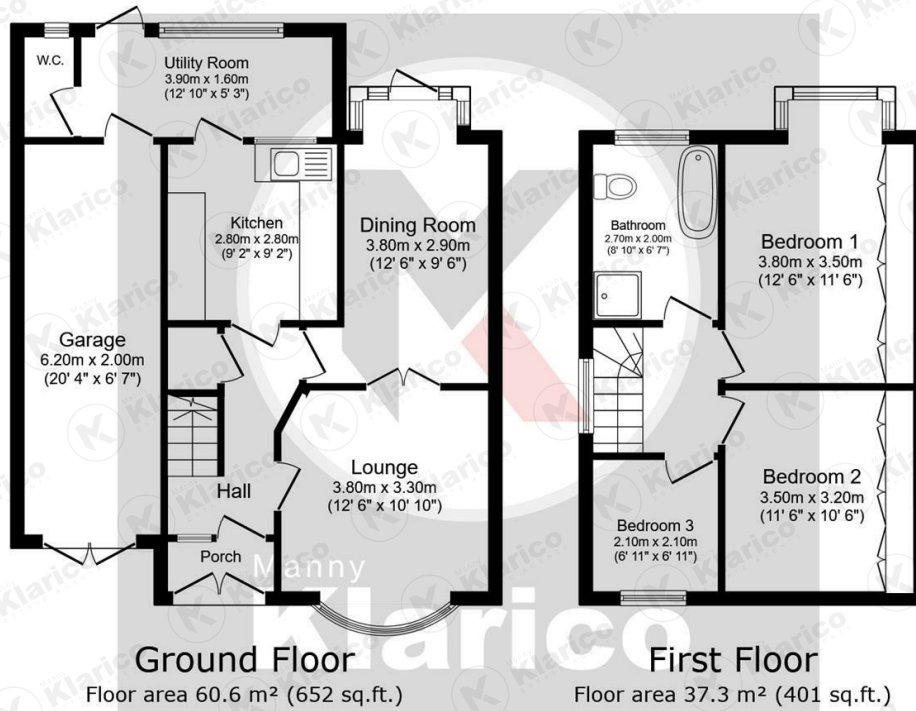
Sarehole Road,



Sarehole Road,



Manny
Klarico
ESTATE AGENTS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		67	1
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

