

Formans Road, Sparkhill



Offers Over £150,000

Formans Road, Sparkhill

- Mid Terraced
- 2 Reception Rooms
- UPVC Double Glazing
- Ideal Buy-To-Let
- Chain Free
- 2 Bedrooms
- Well Presented
- Gas Central Heating
- Ideal For First Time Buyer

Tenure: Freehold
Council Tax Band: A

KLARICO Estate Agents are presenting this chain free property located within a popular part of Birmingham. Ideal for first time buyers and buy to-lets. Presented to a good standard.

Welcome to this charming property located on Formans Road in Birmingham! This well-presented mid-terrace house boasts two reception rooms, two cosy bedrooms, and a convenient bathroom.

Whether you're looking for an ideal investment opportunity or searching for your first home, this property offers great potential. The fact that it's being sold chain-free adds to the appeal, making the buying process smoother and more straightforward.

Situated in a vibrant area, this property is perfect for those seeking a comfortable and welcoming space to call their own. Don't miss out on the chance to own this lovely home in Birmingham!

Directions

Reception Room One

4.19m x 3.80m (13'8" x 12'5")

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

Reception Room Two

3.50m x 3.00m (11'5" x 9'10")

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

Kichen

3.60m x 2.00m (11'9" x 6'6")

Two double glazed windows to side, lino flooring, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods

Shower Room

2.00m x 0.90m (6'6" x 2'11")

Privacy double glazed window to rear, pedestal sink with mixer tap, toilet, ceiling light, shower unit

Bedroom 1

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

Two double glazed windows to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.60m x 3.00m (11'9" x 9'10")

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

Rear Garden

Slabbing, fence panels to boundaries



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TOTAL: 64.3 m² (692 sq.ft.)

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).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			63				86

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