

Southam Road,



£525,000

Southam Road,

- Semi-Detached
- 2 Bathroom
- Off-Road Parking
- Spacious garden
- 4 Bedrooms
- Impressive Kitchen/Diner
- Locked garage
- Family home

Tenure: Freehold
Council Tax Band: D

Welcome to this charming semi-detached house on Southam Road, Birmingham! This delightful property boasts 2 reception rooms, 4 spacious bedrooms, and 2 bathrooms, making it the perfect family home. With a generous 1,963 sq ft of living space, there is plenty of room for everyone to enjoy.

One of the standout features of this property is the ample parking space for 3 vehicles, ensuring convenience for you and your guests. The utility area in the locked garden adds a practical touch to the outdoor space, perfect for storage and keeping things organized. Step outside and be amazed by the huge garden that comes with this property. Whether you have a green thumb or simply enjoy outdoor gatherings, this garden offers endless possibilities for relaxation and entertainment. The large number of windows throughout the house allows natural light to flood in, creating a bright and airy atmosphere.

Located in a desirable area, this property offers plenty of spaces for you to create lasting memories with your loved ones. Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the charm of Southam Road for yourself!

Directions

Living Room

5.70 x 4.10 (18'8" x 13'5")

Double glazed bay window to front, carpet flooring, ceiling light, fire place, coving to ceiling

Reception Room

5.20 x 3.70 (17'0" x 12'1")

Double glazed window and patio doors to rear garden, carpet flooring, ceiling downlights, coving to ceiling, fire place

W.C.

Double glazed privacy window to side, toilet, ceiling light, pedestal sink with separate taps

Dining Room

5.20 x 3.00 (17'0" x 9'10")

Double glazed window to side, wood flooring, ceiling downlights, wall mounted radiator

Kitchen

3.80 x 2.80 (12'5" x 9'2")

Double glazed window to rear and side, double glazed patio doors to rear garden, ceiling downlights, worktop, storage cupboards, integrated cooker and extractor, wood flooring, drainer sink with mixer tap, plumbing for white goods

Bedroom 1

4.80 x 4.10 (15'8" x 13'5")

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

Bedroom 2

5.20 x 3.80 (17'0" x 12'5")

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

Bedroom 3

3.80 x 3.00 (12'5" x 9'10")

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

Bedroom 4

3.50 x 2.60 (11'5" x 8'6")

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

Bathroom

2.40 x 2.50 (7'10" x 8'2")

Privacy double glazed window to side, wood flooring, wall-tiling, bath with thermostatic shower unit, toilet, vanity wash unit with mixer tap, wall mounted radiator, heated towel rail

Garage

4.80 x 3.00 (15'8" x 9'10")

Solid flooring, ceiling light

Utility

3.00 x 2.40 (9'10" x 7'10")

Double glazed window to rear, plumbing for white goods, storage cupboards, worktop, drainer sink with separate taps

Garden

Laid lawn, fence panels and hedge shrubs to boundaries, patio, storage unit



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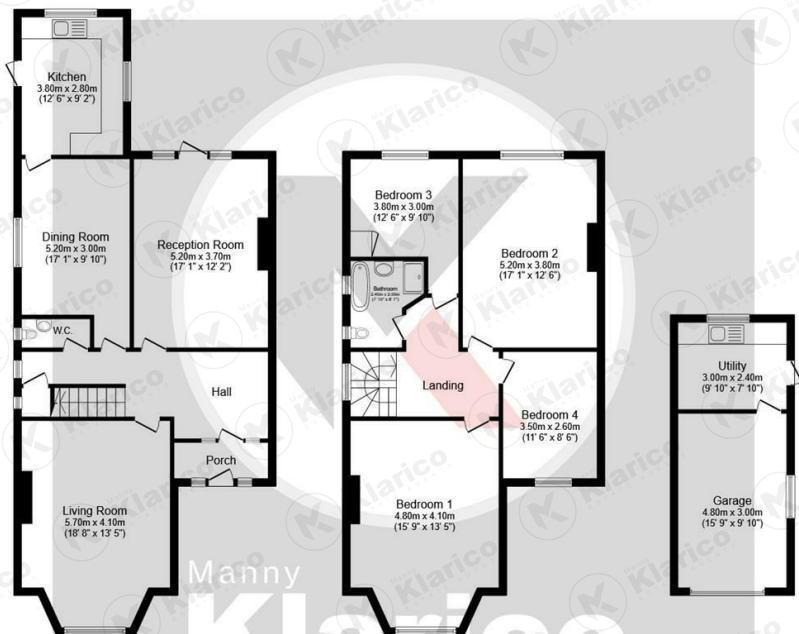
Southam Road,



Southam Road,



Manny
Klarico
ESTATE AGENTS



Ground Floor Floor area 85.7 m² (922 sq.ft.)
First Floor Floor area 74.8 m² (805 sq.ft.)
Outbuilding Floor area 21.9 m² (236 sq.ft.)

TOTAL: 182.4 m² (1,963 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 | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 80 | Very environmentally friendly - lower CO ₂ emissions |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | 57 | (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 |

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