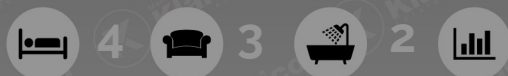


Stechford Road,



Offers Over £475,000

Stechford Road,

- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home
- 4 Bedrooms
- Off-Road Parking
- Outbuilding
- Double Glazing

Tenure: Freehold
Council Tax Band: D

Welcome to this charming semi-detached house located on Stechford Road in Birmingham. This property boasts a spacious 1,930 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by not one, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The generous number of units in the kitchen provides plenty of storage for all your culinary needs, making meal preparation a breeze.

With four well-appointed bedrooms, there is no shortage of space for everyone in the family to have their own sanctuary. The two bathrooms ensure that there will be no morning rush, allowing everyone to start their day in peace.

Additionally, the outbuilding offers potential for a variety of uses, whether it be a home office, a gym, or simply extra storage space.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.

Directions

Sitting Room

3.60 x 3.30 (11'9" x 10'9")

Double Glazed Bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Study

3.00 x 2.90 (9'10" x 9'6")

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

Lounge/Dining Room

6.00 x 4.50 (19'8" x 14'9")

Laminate flooring, ceiling light, skirting, wall mounted radiator, coving to ceiling

Kitchen

5.90 x 4.00 (19'4" x 13'1")

Double glazed window to side, laminate flooring, splash back tiling, wall mounted radiator, ceiling lights, generous number of storage units, tiled walls, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap, ceiling light

Reception Room

8.30 x 3.20 (27'2" x 10'5")

Double Glazed Bay windows and door to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Bedroom 1

4.00 x 3.30 (13'1" x 10'9")

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

Bedroom 2

3.60 x 3.60 (11'9" x 11'9")

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

Bedroom 3

4.40 x 2.70 (14'5" x 8'10")

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

Bathroom

3.00 x 2.90 (9'10" x 9'6")

Privacy double glazed window to side, tiled flooring, wall tiles, bathtub with taps, electrical shower unit, pedestal sink with mixer tap

Shower Room

1.80 x 1.52 (5'10" x 49'8")

Tiled flooring, wall tiles, electrical shower unit, vanity wash unit with mixer tap

Outbuilding

4.00 x 3.90 (13'1" x 12'9")

Double glazed window

Garden

Spacious garden, garden slabs, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



Stechford Road,



Stechford Road,



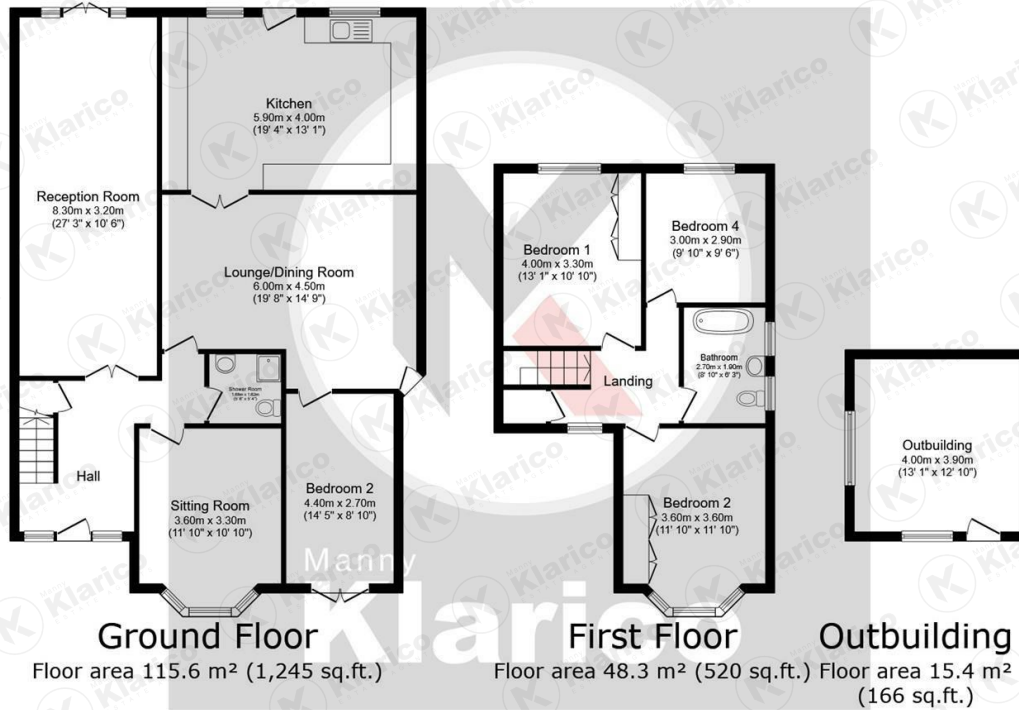
Stechford Road,



Stechford Road,



Manny
Klarico
ESTATE AGENTS



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 | |

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