

Sunningdale Road,



5 1 2

Offers Over £275,000

Sunningdale Road,

- 5 Bedrooms
- Impressive Kitchen/Diner
- Double Glazing
- Off-Road Parking
- Gas Central Heating
- Garden
- Well Maintained
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Welcome to Sunningdale Road, Birmingham - a charming location for this beautiful semi-detached house that boasts not only a generous 1,268 sq ft of living space but also a warm and inviting atmosphere perfect for a family home.

As you step inside, you are greeted by a spacious reception room that offers plenty of room for entertaining guests or simply relaxing with your loved ones. The kitchen features a stylish island unit, adding a touch of elegance to the heart of the home.

With five bedrooms spread across the property, there is ample space for a growing family or for those who enjoy having extra rooms for guests or hobbies. The two bathrooms ensure that there will be no queues in the morning rush, making getting ready for the day a breeze.

Parking is always a premium in Birmingham, but this property offers parking for two vehicles, providing convenience and peace of mind for you and your family.

Whether you are looking for a place to call home or an investment opportunity, this property on Sunningdale Road has the potential to fulfill your needs and more. Don't miss out on the chance to make this house your own and enjoy the comforts and conveniences it has to offer.

Directions

Reception

4.42 x 4.38 (14'6" x 14'4")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Kitchen

8.32 x 4.52 (27'3" x 14'9")

Double glazed window to rear, ceramic tile flooring, tiled walls, wall mounted radiator, ceiling lights, generous number of storage units, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap, ceiling light

Bathroom

2.39 x 1.70 (7'10" x 5'6")

Privacy double glazed window to rear, wood flooring, wall tiles, bathtub with mixer tap, electrical shower unit, vanity wash unit, mixer tap, heated towel rail

Bedroom 1

4.53 x 2.80 (14'10" x 9'2")

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

En-suite

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

Bedroom 2

3.07 x 2.49 (10'0" x 8'2")

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

Bedroom 3

2.41 x 3.30 (7'10" x 10'9")

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

Bedroom 4

3.50 x 2.40 (11'5" x 7'10")

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

Bedroom 5

2.10 x 2.27 (6'10" x 7'5")

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

Utility Room

Plumbing for white goods, worktop, storage units

Garden

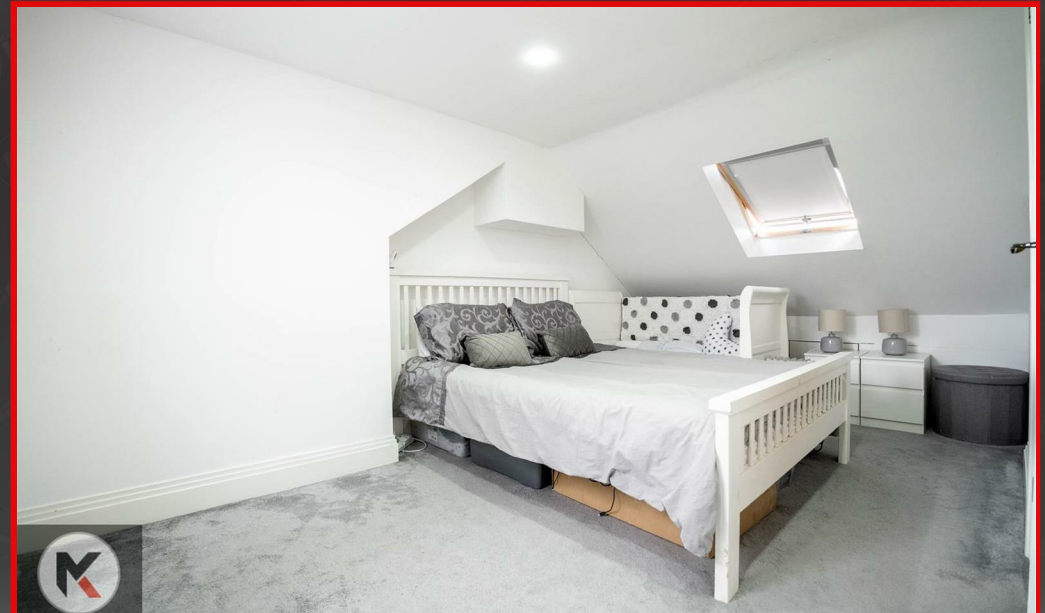
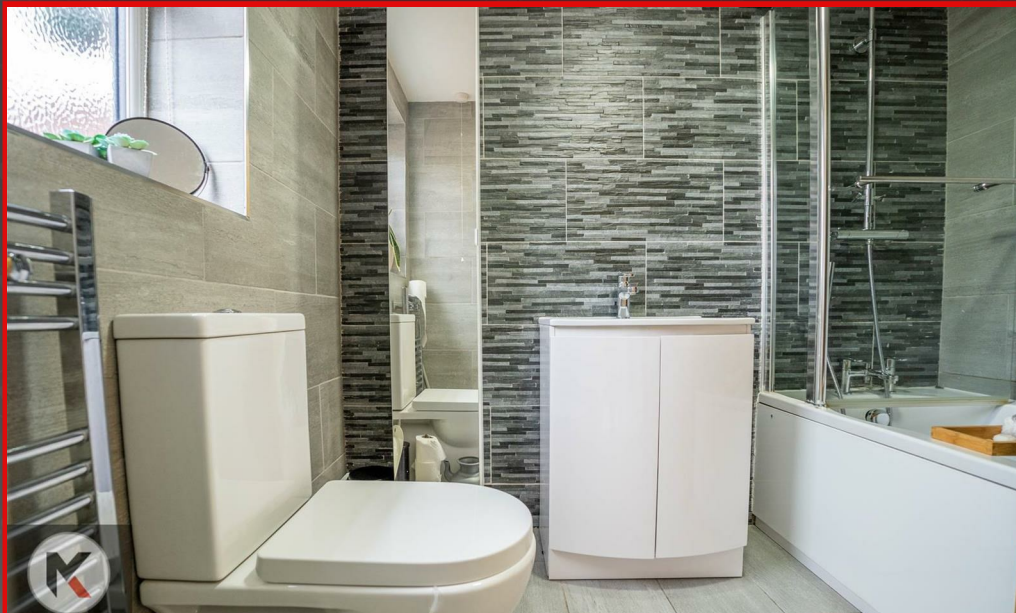
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

Out Building

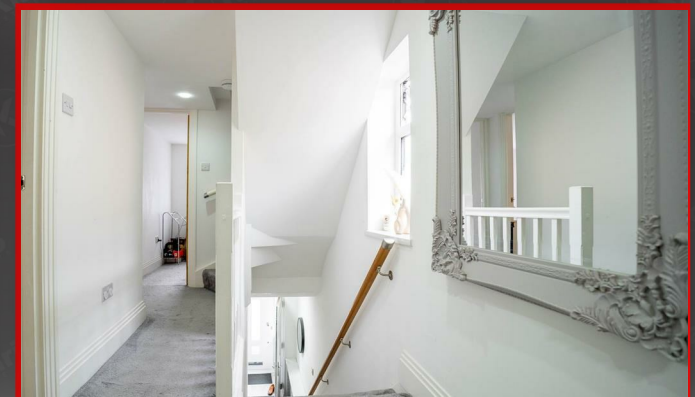
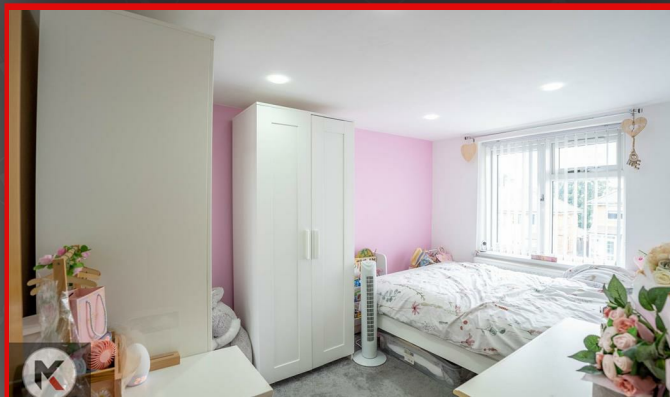
Double glazed window



Sunningdale Road,



Sunningdale Road,



Sunningdale Road,



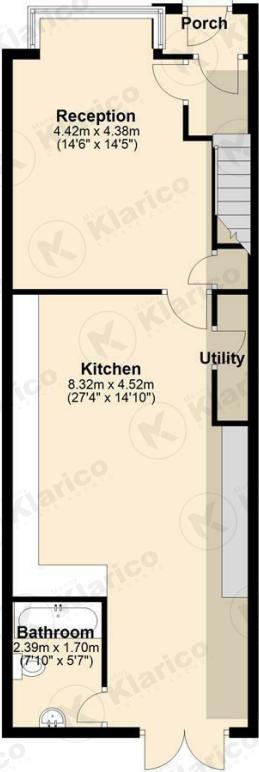
Sunningdale Road,



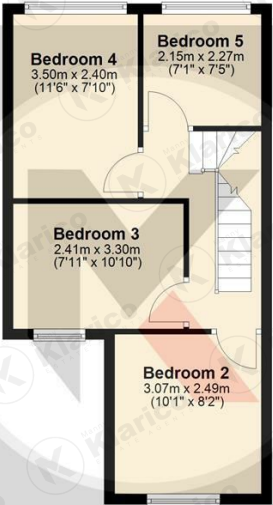
Manny
Klarico
ESTATE AGENTS



Ground Floor



First Floor



Second Floor



Manny
Klarico

Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

