

Clarence Road, Sparkhill



£195,000

Clarence Road, Sparkhill

- 2 Reception Rooms
- Double Glazing
- Garden
- Ideal for First Time Buyers
- 3 Bedrooms
- Gas Central Heating
- Good Condition
- Ideal Family Home

Tenure: Freehold

Council Tax Band: A

Welcome to Clarence Road, Sparkhill, Birmingham - a charming property with great potential to become your dream home! This mid-terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Step outside to discover a lovely garden, ideal for enjoying a cup of tea on a sunny morning or hosting a barbecue with friends. The two reception rooms offer versatility, allowing you to create separate living spaces or a home office - the choice is yours!

Don't miss this fantastic opportunity to own a property with endless possibilities for development. Whether you're looking to add your personal touch or expand the living space, this house is ready to be transformed into the home you've always envisioned. Clarence Road is calling - will you answer?

Directions

Reception

3.32m x 3.13m (10'11" x 10'3")
Double glazed bay window to front, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling, Adams style fireplace and gas fire

Dining Room

3.07m x 4.12m (10'1" x 13'6")
Double glazed window to rear, carpet flooring, chimney breast, ceiling light, skirting, wall mounted radiator, Adams style fireplace and gas fire

Hall

Double glazed window to front, doors leading to reception room and dining room, ceiling light

Kitchen

3.48m x 2.65m (11'5" x 8'8")
Double glazed window to side, laminate flooring, splashback tiling, ceiling lights, storage units, worktops, integrated extractor fan, drainer sink with mixer tap

Storage

Worktop, ceiling light, laminate flooring

Bedroom 1

3.23m x 4.12m (10'7" x 13'6")
Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.05m x 3.20m (10'0" x 10'6")
Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

1.88m x 2.65m (6'2" x 8'8")
Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

Bathroom

1.50m x 1.73m (4'11" x 5'8")
Privacy double glazed window to side, lino flooring, wall tiles, bathtub with taps, pedestal sink with taps, toilet

Garden

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



Clarence Road, Sparkhill



Clarence Road, Sparkhill





Total area: approx. 80.7 sq. metres (868.3 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.

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			
			67				86
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

