

Formans Road, Sparkhill



Offers Over £160,000

Formans Road, Sparkhill

- Mid-Terrace
- 2 Bedrooms
- Double Glazing
- Ideal Buy to Let
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on Formans Road in the vibrant city of Birmingham, this charming mid-terrace house offers a delightful blend of character and potential. Built between 1930 and 1939, the property spans an inviting 666 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and inviting, making it easy to envision your personal touch transforming this space into a warm and welcoming haven.

The property boasts two bedrooms, ideal for a small family, a couple, or even as a home office. The bathroom is conveniently located, ensuring functionality for everyday living.

One of the standout features of this home is its great potential for development. Whether you are looking to modernise the interiors or expand the living space, the possibilities are abundant. The good location further enhances its appeal, with local amenities, parks, and transport links just a stone's throw away, making it an excellent choice for those seeking convenience and community.

This property is not just a house; it is a canvas awaiting your vision. With its charming features and promising potential, it presents an exciting opportunity for anyone looking to invest in a home in Birmingham. Don't miss the chance to make this property your own and unlock its full potential.

Reception

3.41m x 3.30m (11'2" x 10'10")

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

Living Room

4.33m x 3.29m (14'2" x 10'10")

Double glazed window to rear, laminate flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen

2.78m x 1.55m (9'1" x 5'1")

Double glazed window to rear, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, Plumbing for white goods

Bedroom 1

3.46m x 3.31m (11'4" x 10'10")

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

Bedroom 2

3.45m x 2.42m (11'4" x 7'11")

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

Bathroom

2.81m x 1.68m (9'3" x 5'6")

Privacy double glazed window to rear, laminate flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, wall mounted radiator

Garden

Garden slabs, privacy from rear, Fence panels to boundaries, laid lawn

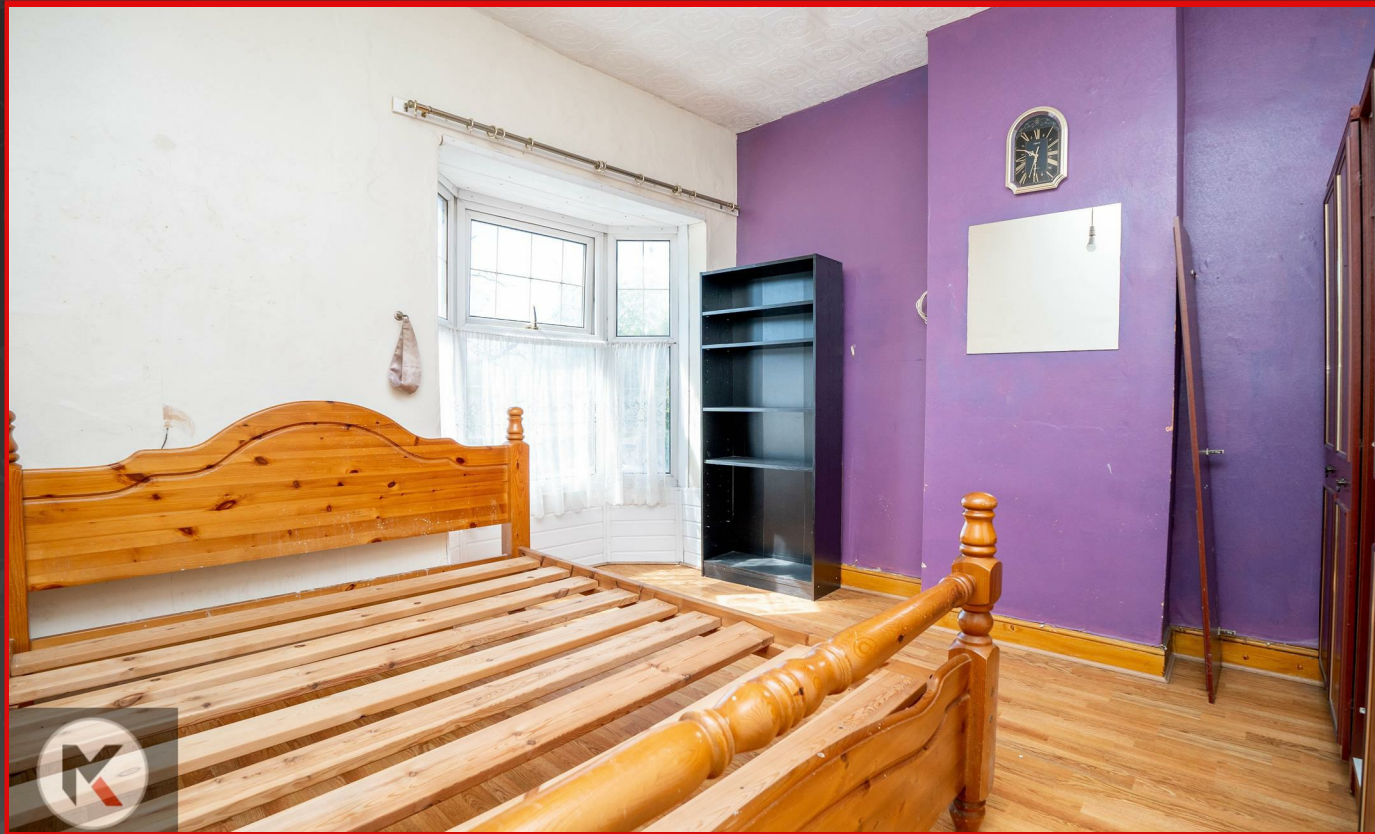
Directions



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Ground Floor
Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor
Approx. 31.4 sq. metres (337.6 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

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				(92 plus) A	
(81-91) B		84		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	66			(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	

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