

Formans Road, Sparkhill



Offers Over £160,000

Formans Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Gas Central Heating
- Double Glazed
- Reception Room
- Garden
- Chain Free
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on the charming Formans Road in Birmingham, this mid-terrace house offers a wonderful opportunity for those seeking a project to make their own. Spanning an impressive 884 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The inviting reception room serves as a perfect gathering place, providing a warm and welcoming atmosphere for both relaxation and entertaining. The house, built between 1920 and 1929, retains a sense of character and charm, while also presenting the potential for modernisation and personalisation to suit your tastes.

The bathroom is conveniently located, and the overall layout of the home allows for a good flow between rooms. The property is situated in a good area, known for its community spirit and accessibility to local amenities, making it a desirable location for both first-time buyers and seasoned homeowners alike.

With a little vision and creativity, this house can be transformed into a stunning family home or a lucrative investment. Whether you are looking to renovate or simply enjoy the space as it is, this property on Formans Road is a fantastic opportunity not to be missed.

Lounge/Diner

7.82m x 3.98m (25'8" x 13'1")

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

Kitchen

3.96m x 2.75m (13'0" x 9'0")

Window to rear, door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, plumbing for white goods, extractor fan

Utility

1.46m x 1.95m (4'9" x 6'5")

Storage units, tile flooring, plumbing for white goods

Bathroom

2.40m x 1.95m (7'10" x 6'5")

Privacy window to rear, tile flooring, bathtub with separate tabs, wall tiles, shower unit over bath, wash basin with mixer tap, toilet

Bedroom 1

3.33m x 3.38m (10'11" x 11'1")

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

Bedroom 2

4.27m x 2.01m (14'0" x 6'7")

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

Bedroom 3

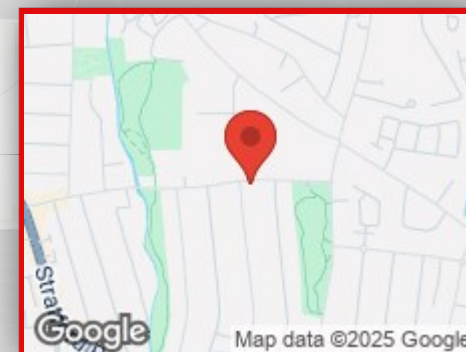
2.50m x 1.79m (8'2" x 5'10")

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

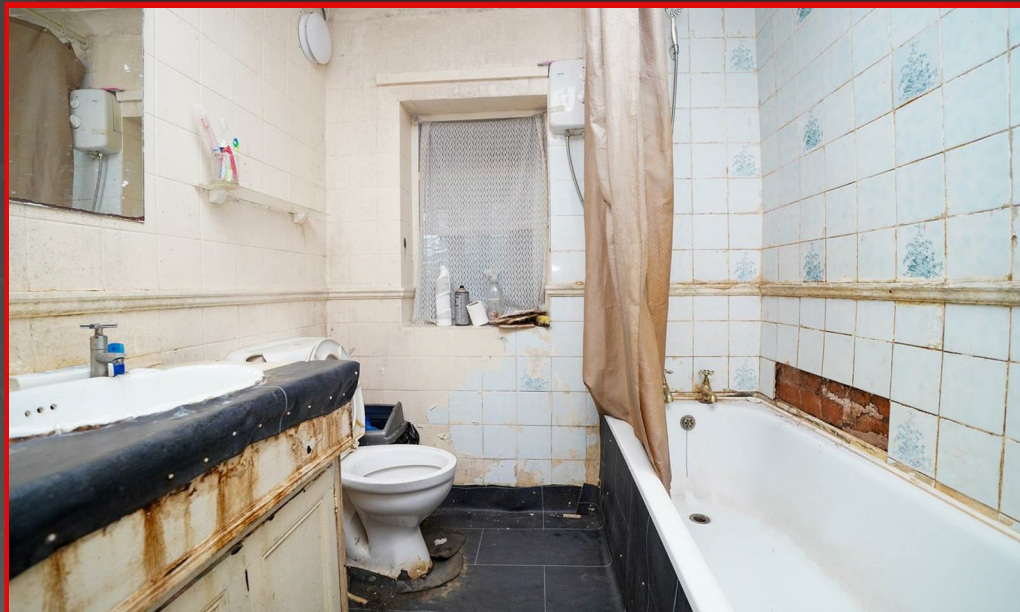
Garden

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

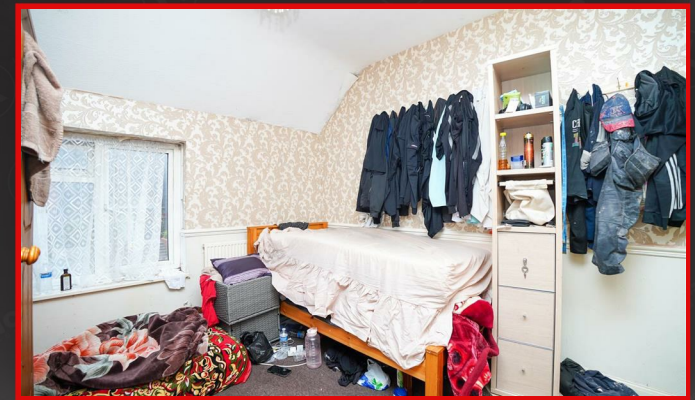
Directions

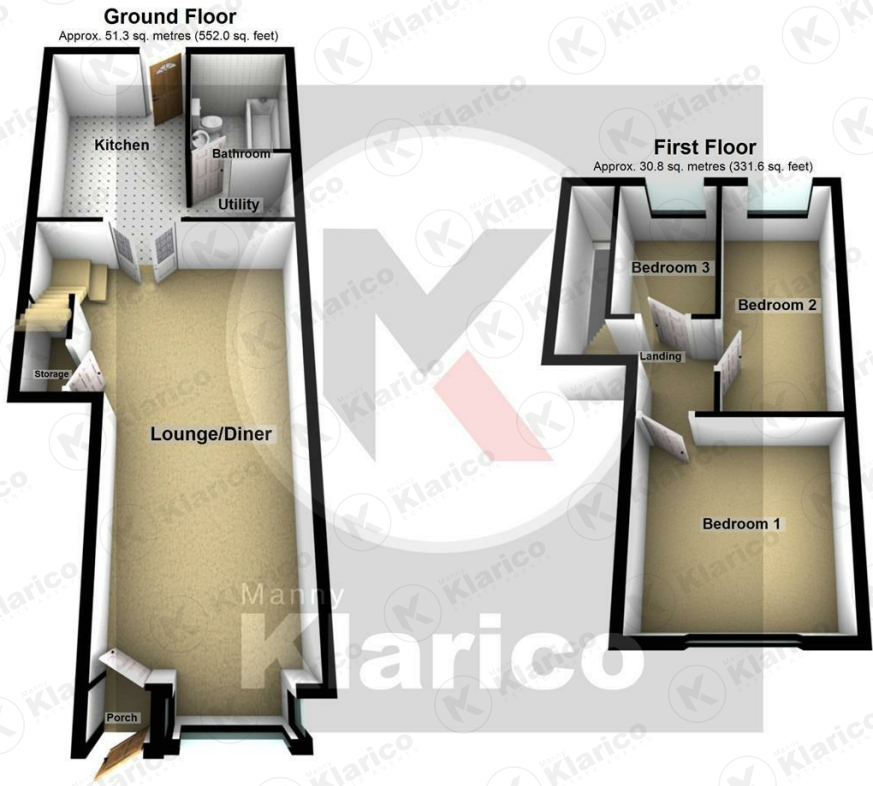


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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