



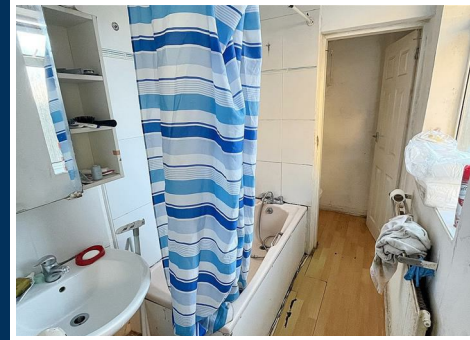
37 Abbotsford Road

Sparkhill, Birmingham, B11 1NY

Marketing Price TBC



**** THREE BEDROOM MID-TERRACE HOME IN SPARKHILL WITH NO CHAIN!!**** We are delighted to offer to the market this three bedroom home located in this popular residential location in Sparkhill which offers excellent access to all of the local amenities offered via the nearby Stratford Road but also offers excellent access into the City Centre via the local transport links, The property benefits from double glazing (where stated) and central heating and the added benefit of being offered with no onward chain. In brief the accommodation on offer comprises of; front fore garden, entrance hallway, two reception rooms, kitchen, downstairs bathroom and separate WC and rear garden. To the first floor the property offers three bedrooms. Energy Efficiency Rating D. To arrange your viewing please contact our Moseley branch.



Approach

The property is approached via a shallow fore garden leading to a UPVC front entry door opening into:

Hallway

With ceiling light point, central heating radiator and door opening into:

Reception Room One

9'9" x 13'7" into bay (2.99 x 4.16 into bay)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator, picture rail, cornice to ceiling and inset gas fire.

Reception Room Two

13'2" x 12'4" (4.03 x 3.78)

With door opening into under stairs storage cupboard providing useful storage, further door giving access to stairs giving rise to the first floor accommodation, double glazed windows to the rear aspect, ceiling light point, central heating radiator and door opening into:

Kitchen

9'4" x 6'11" (2.85 x 2.11)

With laminate to flooring, wall and base units with wooden effect work surfaces, gas hob, cooker and extractor over, space for fridge freezer and washing machine, stainless steel sink and drainer with mixer tap over, tiling to splash backs, double glazed window to the side aspect, double glazed opaque door giving access to the side aspect and sliding door opening into:

Bathroom

4'8" x 8'4" (1.44 x 2.55)

With panel bath, sink on pedestal with mixer tap over, tiling surround, central heating radiator, ceiling light point, double glazed obscured window to the side aspect and door opening into:

Separate WC

2'11" x 8'4" (0.89 x 2.55)

With double glazed obscured window to the side aspect, ceiling light point, low flush WC and laminate to flooring.

First Floor Accommodation

With stairs giving rise to the first floor landing with central heating radiator, ceiling light point and doors opening into:

Bedroom One

14'11" x 11'3" (4.56 x 3.45)

With central heating radiator, ceiling light point and two double glazed windows to the front aspect.

Bedroom Two

12'0" x 12'5" (3.66 x 3.80)

With over stairs storage, ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

7'0" x 9'4" (2.14 x 2.87)

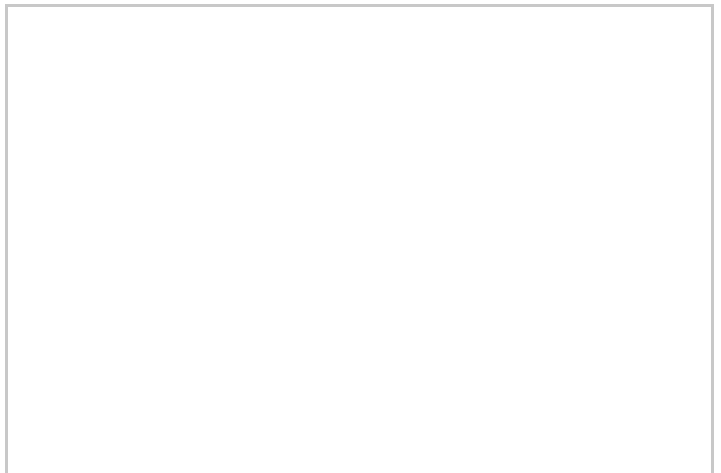
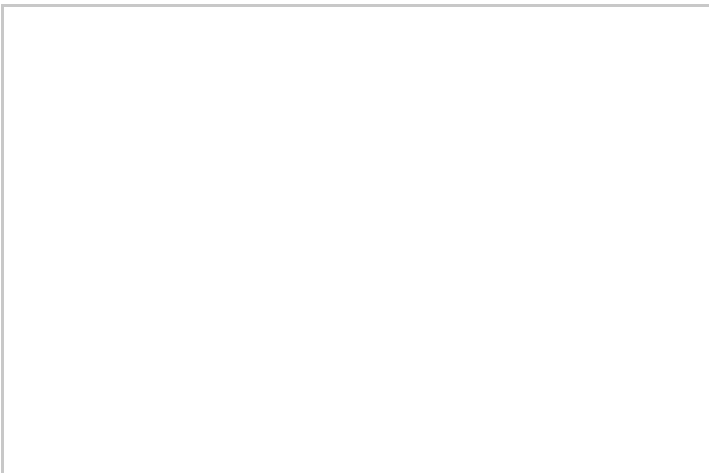
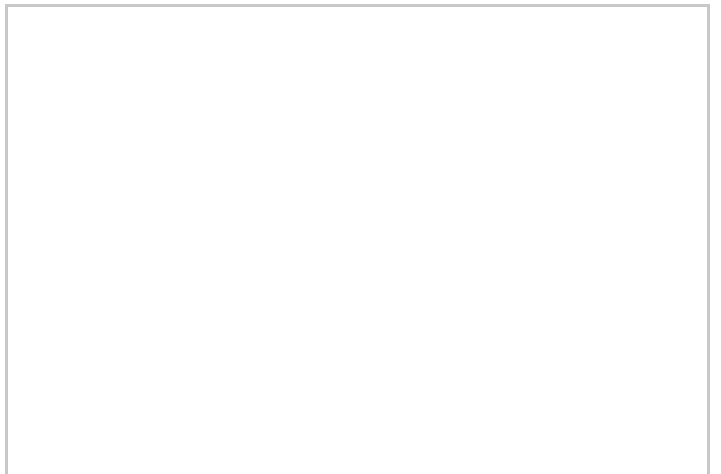
With central heating radiator, ceiling light point and double glazed windows to the rear aspect.

Garden

With paved pathway, borders, fencing to side and out-houses.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 37, Abbotsford Road Sparkhill, Birmingham, B11 1NY is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





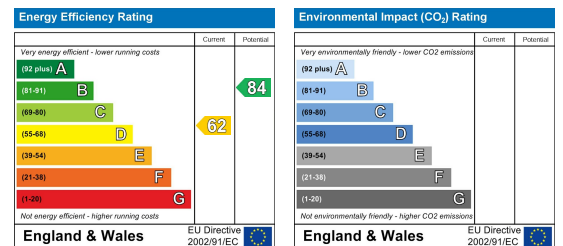
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.