



## 127 Solihull Road

Sparkhill, Birmingham, B11 3AE

Offers Over £220,000



We are delighted to offer to the market this three bedroom mid-terrace home located in this popular location on Solihull Road which offers great access to all of the local amenities offered by the nearby Stratford Road and access to the City Centre via transport links. The property benefits from double glazing and central heating and the accommodation briefly comprises of; shallow fore garden, two reception rooms, kitchen, ground floor shower room and rear garden. To the first floor there are three bedrooms. Energy Efficiency Rating D. To arrange your viewing, please contact our Moseley Office or visit our website.



#### Approach

The property is approach via a double glazed door opening into:

#### Front Reception Room

10'0" x 11'3" (3.05 x 3.44)

With ceiling light point, central heating radiator, double glazed bay window to the front aspect, coving to ceiling and door opening into:

#### Rear Reception Room

11'5" x 13'1" (3.49 x 4.0)

With under stairs storage space providing useful storage, ceiling light point, central heating radiator, double glazed window to the rear aspect, door to stairs giving rise to the first floor landing and further door and step opening into:

#### Kitchen

12'2" x 6'0" (3.73m x 1.85m)

With two ceiling light point, central heating radiator, laminate wood effect flooring, a selection of gloss fronted wall and base unite with work surface over incorporating sink and drainer with mixer tap over, integrated gas hob with extractor over, built-in cooker and microwave, space facility for washing machine, space for fridge freezer, cupboard housing 'Worcester' combi boiler, tiling to walls, double glazed window to the side aspect and open walkway into:

#### Inner Lobby

With ceiling light point, loft access point, tiled walls, continued laminate to flooring, double glazed door giving access to the rear garden and further internal door opening into:

#### Ground Floor Shower Room

With ceiling light point, tiled walls and floor, double glazed opaque window to the side aspect, wall mounted heated chrome towel rail, wall mounted extractor fan, low flush push button WC, wall mounted wash hand basin with mixer tap over and corner walk-in shower with shower over.

#### First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with two ceiling light point and doors opening into:

#### Bedroom One

13'4" x 11'3" (4.07 x 3.44)

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

#### Bedroom Two

10'5" x 11'3" (3.20 x 3.43 )

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

#### Bedroom Three

12'2" max x 6'0" (3.73m max x 1.85m)

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

#### Rear Garden

Being access from the inner lobby leads out to a patio area with steps leading to further garden area with fencing surround.

#### Council Tax Band

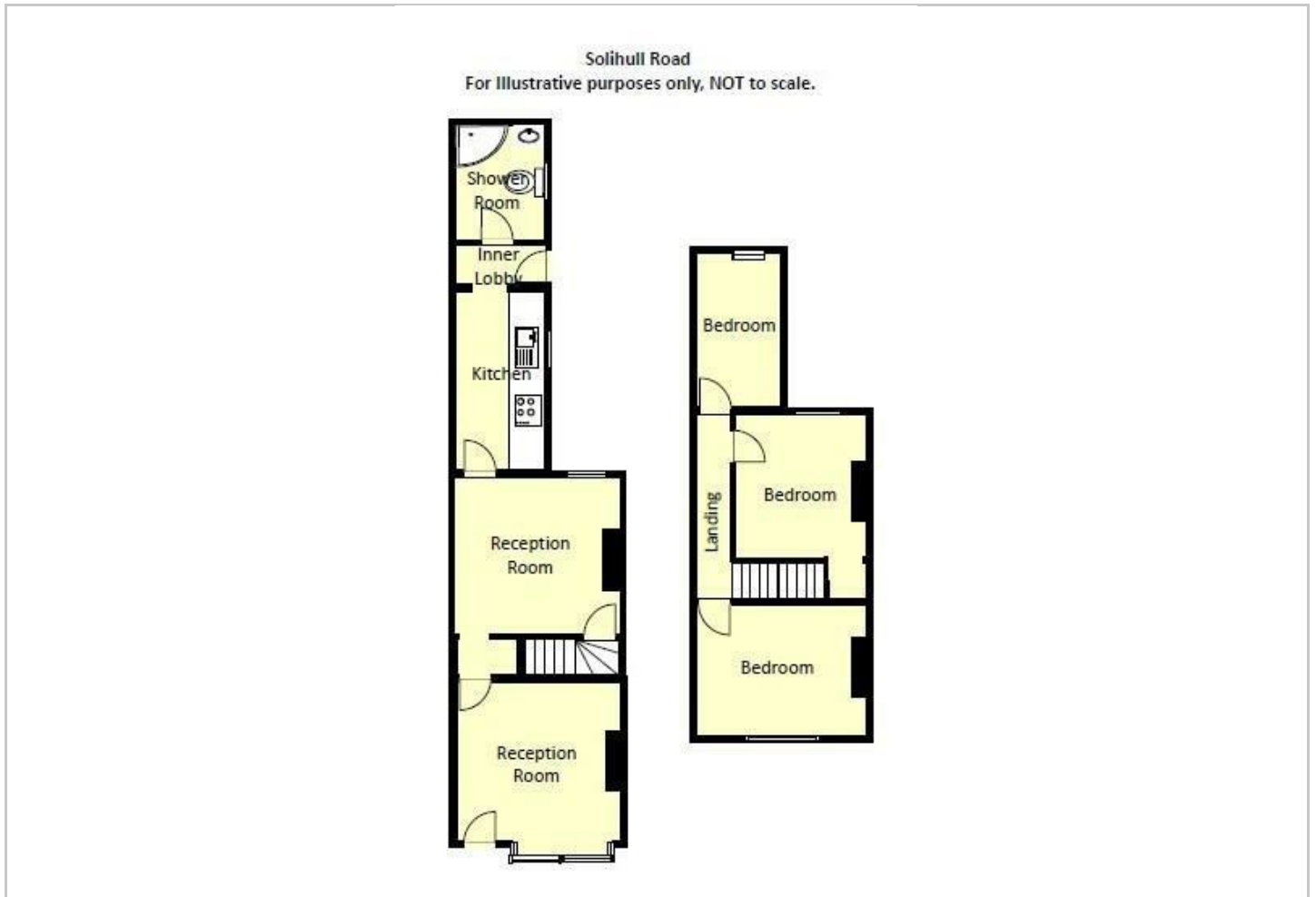
According to the Direct Gov website the Council Tax Band for 127, Solihull Road Sparkhill, Birmingham, B11 3AE is band A and the annual Council Tax

amount is approximately £1,389.17 subject to confirmation from your legal representative.





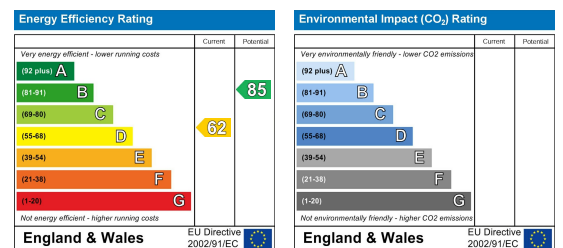
## Floor Plan



## 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.