

# Horton & Senate



23 Sladepool Farm Road, B14 5DL

£269,950

- Three Bedroom Semi Detached
- Well Presented Throughout
- Generous Garden
- Open Plan Kitchen/Breakfast Room
- Guest WC
- Driveway With Space For Off Road Parking

# 23 Sladepool Farm Road, B14 5DL

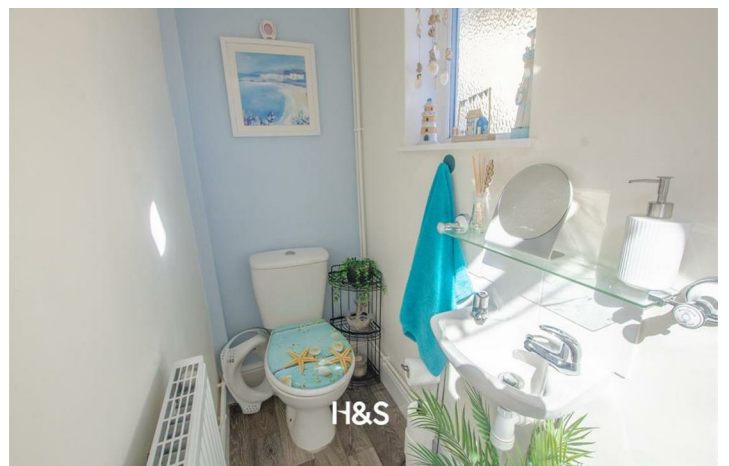
Horton & Senate are pleased to present this well-appointed three-bedroom semi-detached house offers a perfect blend of comfort, space, and convenience—ideal for families and first-time buyers alike.

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Council Tax Band:



### **Property**

The ground floor welcomes you with a spacious front reception room, perfect for relaxing or entertaining. To the rear, a bright and modern open-plan kitchen/breakfast room creates a central hub for family life, with direct access to the garden. A convenient guest WC completes the downstairs layout.

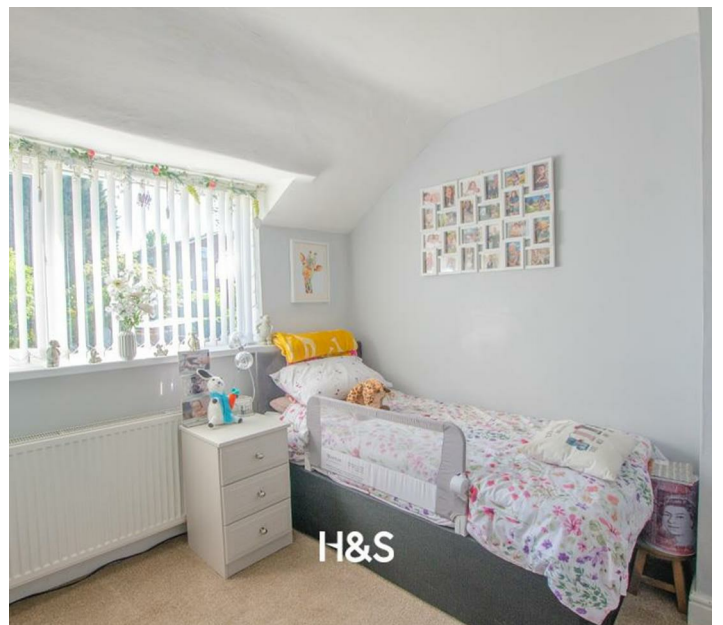
Upstairs, the property boasts three generously sized bedrooms and a stylish family bathroom.

Externally, a generous rear garden offers ample space for outdoor enjoyment, while the front of the property features a private driveway with off-road parking.

### **Location**

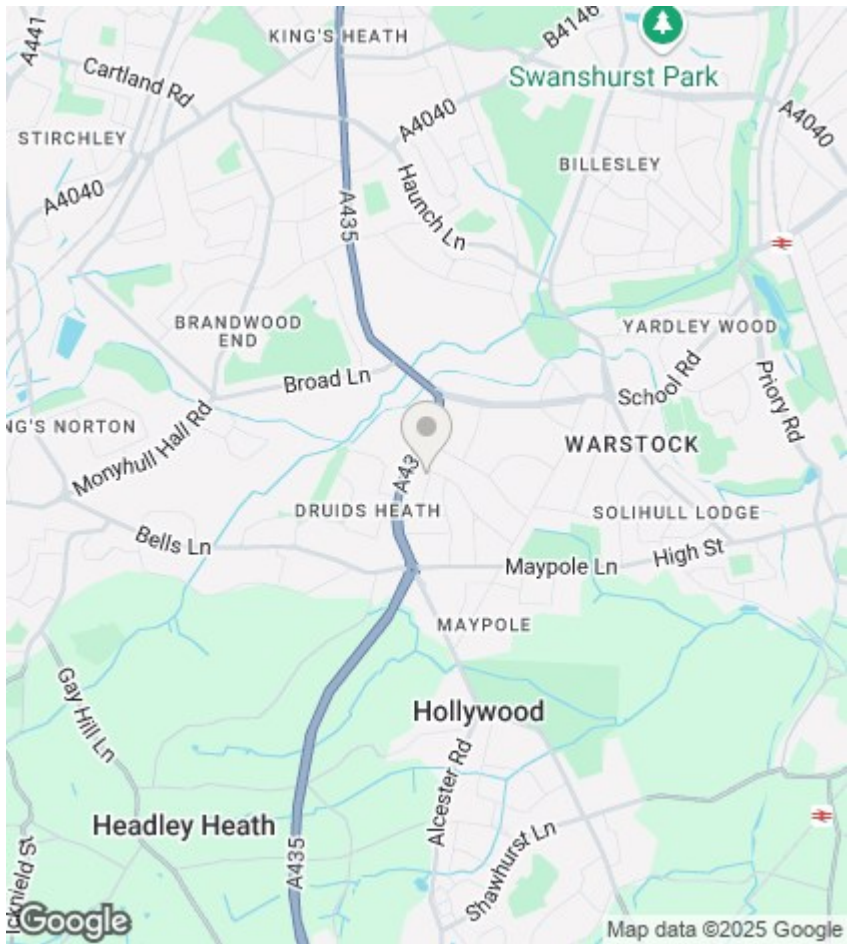
Sladepool Farm Road in Birmingham's B14 area offers a well-connected and family-friendly suburban setting with a range of local amenities that enhance daily living. The area is well served by healthcare facilities, including Maypole Health Centre and Maypole Dental Surgery, and residents have access to nearby supermarkets, convenience stores, and leisure options. Transport links are convenient, with Yardley Wood railway station just over a mile away, providing easy access to Birmingham city centre and surrounding areas. Regular bus services also operate along the route, making commuting straightforward. For families, the area is particularly appealing due to its proximity to reputable schools such as Grendon Primary School and St Jude's Catholic Primary School, both within walking distance, as well as secondary schools like Christ Church C of E Secondary Academy and Kings Heath Secondary School. These features make Sladepool Farm Road a practical and desirable location for both established families and first-time buyers.











## Directions

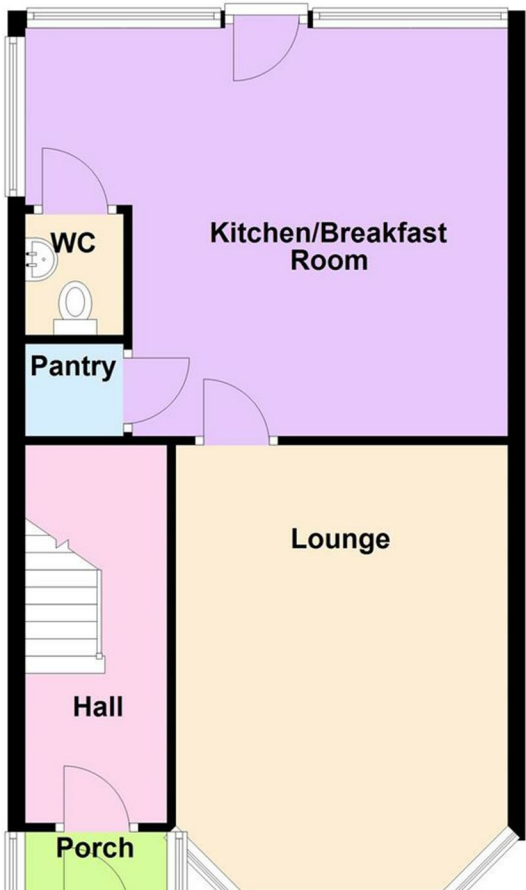
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

## Ground Floor



## First Floor

