



Sandringham Road, Perry Barr, Birmingham

Offers In Region Of £225,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

☎ 01785 526777 (Staffordshire)

☎ 01952 370777 (Shropshire)

☎ 01902 239777 (Wolverhampton)

Sandringham Road, Perry Barr, Birmingham

Lee Cooke Personal Estate Agents presents this traditional three-bedroom semi-detached property, available with no upward chain and ready for immediate occupation.

Externally, the property is approached via off-road parking leading to a main entrance porch, which opens into a welcoming entrance hall. The ground floor features a spacious open-plan lounge diner along with a fitted kitchen, providing a practical and sociable layout for everyday living.

To the first floor, there are three well-proportioned bedrooms and a fitted feature shower room, complete with a jacuzzi-style spa shower area for a touch of luxury.

The rear garden is a particular highlight of this home, offering a low-maintenance artificial lawn together with a superb entertainment patio area – perfect for relaxing or hosting family and friends.

Location & Area

The property is ideally situated in the ever-popular Perry Barr area, which offers a wide variety of local amenities including shops, supermarkets, and further shopping centres within close reach. Excellent transport links provide fantastic access to the M6 motorway and Birmingham city centre, making this an attractive option for commuters. The area is also well-served by popular schools, doctors, dentists, public houses, and eateries, ensuring everything you need is close at hand.





Entrance Porch

Accessed via double glazed French doors to the front, with a further double glazed door leading into the entrance hall.

Entrance Hall

Having two useful storage cupboards, feature part-panelled walls, central heating radiator, and laminate flooring. Stairs lead to the first floor landing, with a traditional feature window to the side. Doors give access to the lounge diner and kitchen.

Open Plan Lounge Diner – 24'0" x 9'8" (into bay)

A spacious dual-aspect reception room with double glazed bay window to the front and double glazed patio doors opening to the rear entertainment area. Benefitting from two central heating radiators, laminate flooring, and glazed door to entrance hall. Opening through to the kitchen.





Kitchen – 9'1" x 5'9"

Fitted with a range of wall and base units with complementary roll-top work surfaces, single drainer sink unit, and fitted extractor hood. Plumbing for washing machine. Double glazed window overlooks the rear garden. Opening to the lounge diner.

First Floor Landing

Approached via stairs from the entrance hall with access to three bedrooms, family shower room, loft, and a side-facing double glazed window.

Bedroom One – 12'0" x 10'2" (into bay)

A generous master bedroom with double glazed bay window to the rear, laminate flooring, and central heating radiator.



Bedroom Two – 12'0" x 9'8" (into bay)

A second double bedroom with double glazed bay window to the front, central heating radiator, and laminate flooring.

Bedroom Three / Study – 6'0" x 5'9"

A versatile room suitable as a study, nursery, or small bedroom, with double glazed window, central heating radiator, and laminate flooring.

Family Shower Room

A modern fitted suite comprising a feature walk-in spa shower with integrated radio, low flush WC, and wash hand basin set into a vanity unit. Finished with tiled walls, double glazed rear window, and door to landing.



Front Garden

Ample block-paved off-road parking with access to the main property and veranda area.

Veranda Area

Having door to front access and further door leading to the rear garden.

Rear Garden

A particular feature of the property, enjoying a large artificial lawned area, paved patio ideal for entertaining, additional rear paved area, and external power point. Access is provided to the veranda area.

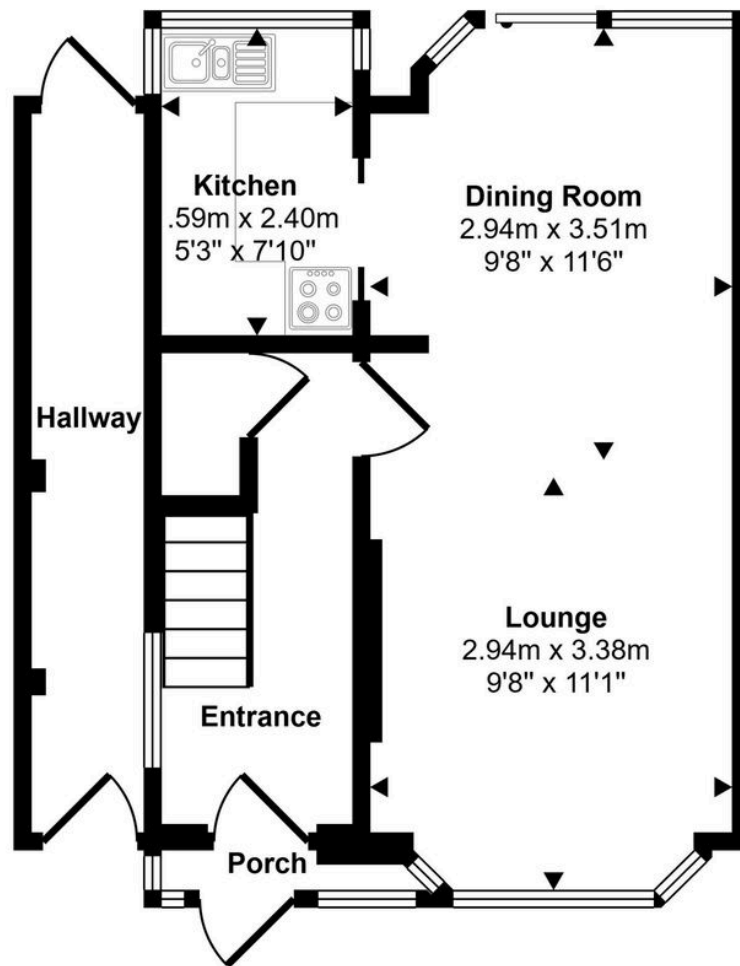




Agents Notes

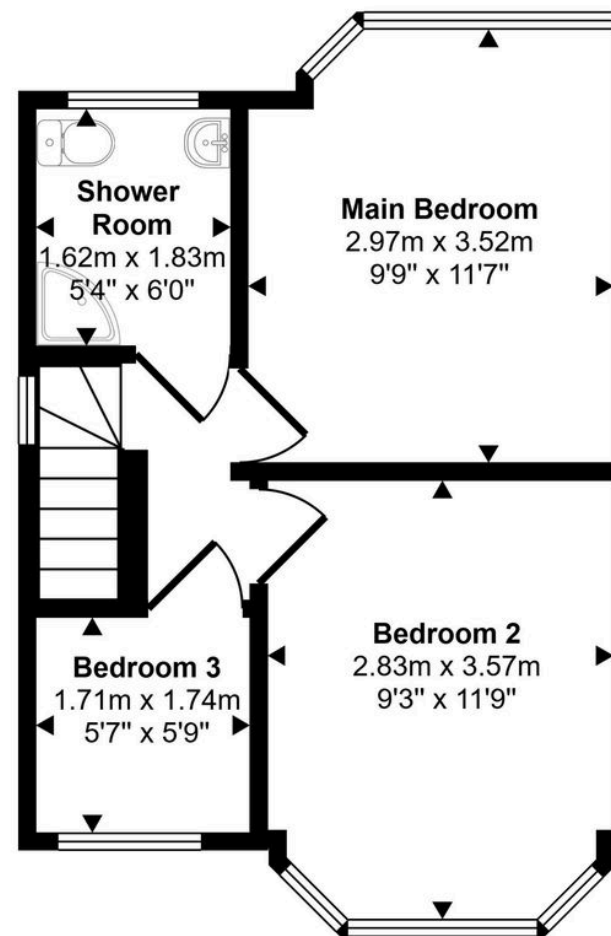
Lee Cooke Personal Estate Agents strongly recommends viewing to fully appreciate the accommodation on offer. If you are considering selling your own property, please contact us to arrange a free market appraisal today.

Approx Gross Internal Area
69 sq m / 738 sq ft



Ground Floor

Approx 38 sq m / 409 sq ft



First Floor

Approx 31 sq m / 329 sq ft