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**27 Sampson Road
Sparkbrook
Birmingham
B11 1JJ**

**Offers Over £235,000
FREEHOLD**

**End of Terrace
Three Bedrooms
Bathroom
Lounge/Diner
Kitchen
Cloakroom
Gas Central Heating & Double Glazing
Front & Rear Gardens
Parking at Rear**

Immaculately Presented Modern Three Bedroom Home in convenient location close to all amenities, schools and Transport Links.

The accommodation briefly comprises, Entrance Hallway, Cloakroom, Lounge/Diner, Kitchen, Three Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Front & Rear Gardens, Parking at Rear of property. FREEHOLD.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via front garden a paved pathway leading to entrance. Double Glazed door leads into a welcoming Hallway with stairs off to first floor.

HALLWAY
13'0" x 4'09" 3.98m x 1.44m
Gas Central Heating Radiator, Stairs off to first floor, Storage Cupboard, Doors off to.

CLOAKROOM
5'10" X 4'09" 1.44m x 1.77m
Pedestal wash basin with taps, Gas Central Heating Radiator, Low level Flush W.C. Double Glazed window to front elevation.

LOUNGE/DINER
11'03" x 21'07" 3.42m x 6.57m
Through Lounge/Diner, Double Glazed windows to front & rear elevation. Fire Surround with Electric Fire, Two Gas Central Heating Radiators, Two Ceiling light points.

KITCHEN
10'02" x 8'01" 3.22m x 2.46m
Range of Wall Base and Drawer units with work top over, Fitted Electric Oven and Microwave, Integrated Gas Hob with Extractor fan over, Sink unit with mixer tap, Tiled Splash Backs, space for fridge freezer. Double Glazed window and door to rear elevation.

BEDROOM ONE
10'01" x 11'05" 3.07m x 3.47m
Double bedroom, Double Glazed window to front elevation, Gas Central Heating Radiator, Central light point.

BEDROOM TWO
10'08" x 11'03" 3.12m x 2.13m
Double bedroom, Double Glazed window to rear elevation, Gas Central Heating Radiator, Central light Point.

BEDROOM THREE
10'03" x 7'0" 2.13m x 2.54m
Double Glazed window to front elevation, Gas Central Heating Radiator, Central light point.

BATHROOM
7'0" x 8'04" 2.13m x 2.54m
Panelled bath with taps, Double Glazed opaque window to rear elevation, Low Level flush WC, Pedestal wash basin with taps, Corner Shower unit with Electric Shower. Boarded splashback areas, Gas Central Heated Towel Rail.

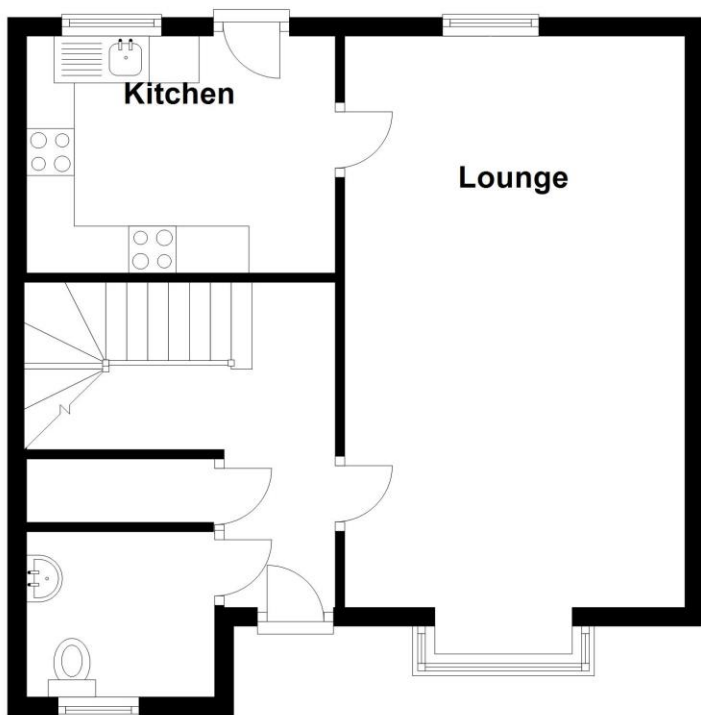
LANDING
Airing Cupboard housing Baxi Combi Boiler which is 4 years old, Loft access.

REAR GARDEN
Slabbed patio area plus hardstanding for car with double wooden gates, lawned area with shrub borders.

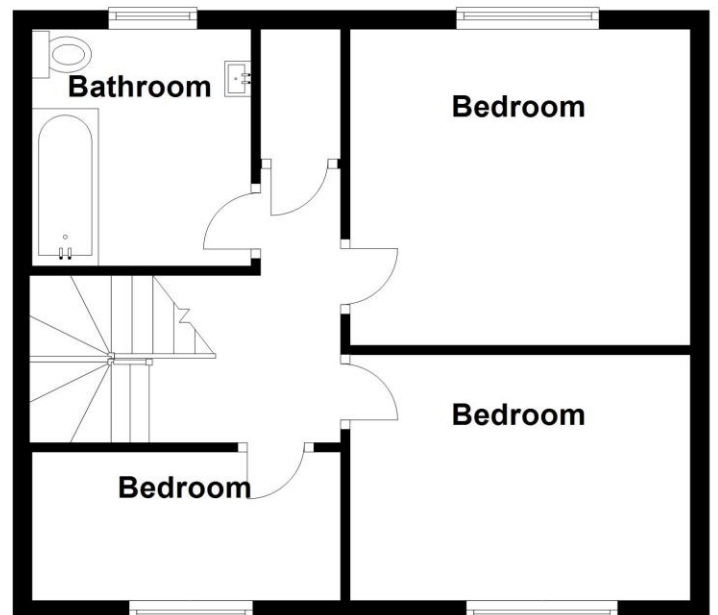
EPC Rating – C
Council Tax Band – B

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

Ground Floor



First Floor



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

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