

Blackford Road, Sparkhill



3 2 1 D

Offers Over £215,000

Blackford Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Impressive Kitchen/Diner
- Well Maintained
- 2 Reception Rooms
- Loft Room
- Garden
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on the charming Blackford Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in the 1920s, the property has been meticulously maintained and is presented in great condition, making it an ideal choice for families or first-time buyers.

Spanning an impressive 1,042 square feet, the home features two inviting reception rooms that provide ample space for relaxation and entertaining. The well-proportioned kitchen is perfect for culinary enthusiasts, while the three comfortable bedrooms offer a peaceful retreat for rest and rejuvenation. Additionally, a loft room adds versatility to the living space, allowing for a home office, playroom, or extra storage.

The property boasts a beautifully landscaped floral garden, which serves as a tranquil outdoor oasis, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The garden not only enhances the aesthetic appeal of the home but also provides a wonderful space for children to play.

Situated in a friendly neighbourhood, this residence is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This charming home on Blackford Road is a rare find, combining period features with modern comforts, making it a must-see for anyone looking to settle in Birmingham. Don't miss the opportunity to make this lovely house your new home.

Directions

Reception Room

3.46m x 2.55m (11'4" x 8'4")
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

3.43m x 3.61m (11'3" x 11'10")
Double glazed window to rear, laminate flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen

3.05m x 2.22m (10'0" x 7'3")
Double glazed window to side rear, double glazed door to rear, tile flooring, tiled walls, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated double oven, plumbing for white goods

Bathroom

1.13 x 2.55 (3'8" x 8'4")
Privacy double glazed window to side, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan

Bedroom 1

3.47m x 4.19m (11'5" x 13'9")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.43m x 2.44m (11'3" x 8'0")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

3.06m x 2.24m (10'0" x 7'4")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

WC

1.16 x 0.79 (3'9" x 2'7")
Lino flooring, wash basin with mixer taps, toilet, ceiling light

Loft Room

3.09m x 4.18m (10'2" x 13'9")
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

Garden

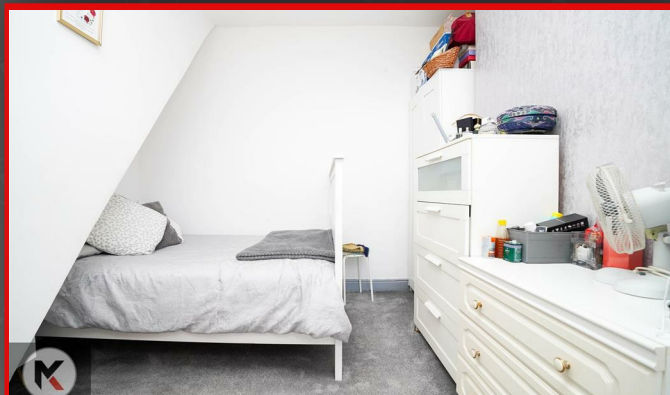
Spacious garden, garden slabs, fence panels to boundaries, hedge shrubs



Blackford Road, Sparkhill



Blackford Road, Sparkhill



Blackford Road, Sparkhill





Ground Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



Second Floor
Approx. 12.9 sq. metres (139.2 sq. feet)



Total area: approx. 96.8 sq. metres (1041.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	58		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390
www.mannyklarico.co.uk

