

for sale

**£410,000** Freehold



## City Road Birmingham B16 0NL

This well presented and spacious semi-detached property briefly comprises three reception rooms, fitted kitchen, ground floor shower room, first floor bathroom, and five bedrooms. Contact our residential sales team today to get your interest registered and your viewing booked in on 0121 420 3611!

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# Property Details

## Ground Floor

### **Porch**

### **Hallway**

With access to reception rooms and stairs leading up to first floor.

### **Reception Room One**

Situated at the front of the property with three double glazed windows to the front aspect. With carpeted floor ceiling light point, radiator and fireplace with electric fire.

### **Reception Room Two**

With double glazed patio doors leading out to the rear of the property, laminate wood flooring, an electric fair, ceiling light point and radiator.

### **Dining Room**

Spacious dining room with double glazed window and double glazed bay window looking out the side aspect of the property. Wood laminate flooring, ceiling light points and radiators.

### **Kitchen**

Fitted kitchen with large range of wall and base units, integrated hob and oven and sink with drainer and mixer taps. With tiled floors, part tiled walls, double glazed window to the side aspect, ceiling light point and radiator.

### **Shower Room**

With shower cubicle, hand wash basin, towel warmer and W.C.

## First Floor

### **Landing**

With radiator, ceiling light point, access to bedrooms, bathroom and W.C.

### **Bedroom One**

Spacious master bedroom with three double glazed window to the front aspect, ceiling light point and radiator.

### **Bedroom Four**

With a double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.

### **W.C.**

Frosted double glazed window to side aspect, hand wash basin and W.C.

### **Bathroom**

Frosted double glazed window to side aspect, hand wash basin, bath with mixer tap and shower. Fully tiled walls and tiled flooring, ceiling light point and radiator.

### **Bedroom Five**

With a double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.





## Second Floor

### Landing

Access to bedrooms, ceiling light point.

### Bedroom Two

With sky light and double glazed window to front aspect, laminate flooring, ceiling light point and radiator.

### Bedroom Three 14' 7" x 11' 8" ( 4.45m x 3.56m )

With sky light and double glazed window to rear aspect, laminate flooring, ceiling light point and radiator.

### Reception Room One 13' 1" x 16' 7" ( 3.99m x 5.05m )

Situated at the front of the property with three double glazed windows to the front aspect. With carpeted floor ceiling light point, radiator and fireplace with electric fire.

### Reception Room Two 11' 4" x 15' ( 3.45m x 4.57m )

With double glazed patio doors leading out to the rear of the property, laminate wood flooring, an electric fair, ceiling light point and radiator.

### Dining Room 9' 8" x 24' 6" ( 2.95m x 7.47m )

Spacious dining room with double glazed window and double glazed bay window looking out the side aspect of the property.

Wood laminate flooring, ceiling light points and radiators.

### Kitchen 9' 5" x 15' 9" ( 2.87m x 4.80m )

Fitted kitchen with large range of wall and base units, integrated hob and oven and sink with drainer and mixer taps. With tiled floors, part tiled walls, double glazed window to the side aspect, ceiling light point and radiator.

### Bedroom One 13' 1" x 17' 3" ( 3.99m x 5.26m )

Spacious master bedroom with three double glazed window to the front aspect, ceiling light point and radiator.

### Bedroom Four 14' 4" x 11' 4" ( 4.37m x 3.45m )

With a double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.

### Bedroom Five 14' 7" x 9' 8" ( 4.45m x 2.95m )

With a double glazed window to rear aspect, wood laminate flooring, ceiling light point and radiator.

### Bedroom Two 13' 4" x 17' 7" ( 4.06m x 5.36m )

With sky light and double glazed window to front aspect, laminate flooring, ceiling light point and radiator.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** F

Property Ref: BEA311357 - 0003

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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