

for sale

**£400,000** Freehold



## City Road Birmingham B16 0NL

This well presented, spacious semi-detached property briefly comprises of 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 unto;

### Bedroom Two

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

### Bedroom Three

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





To view this property please contact Connells on

**T 0121 420 3611**  
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**Tenure:** Freehold

**EPC Rating:** F

Property Ref: BEA311357 - 0015

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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