



**Sladefield Road, Birmingham B8 3NX**

**welcome to**

## **Sladefield Road, Birmingham**

**\*\*FOUR BEDROOM MID TERRACE PROPERTY\*\*DRIVEWAY\*\*TWO RECEPTION ROOMS\*\*EXTENDED FITTED KITCHEN\*\*THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM\*\*SECOND FLOOR LOFT CONVERSION\*\*REAR GARDEN\*\*PLEASE CALL SHIPWAYS ON 0121 747 4722 TO BOOK YOUR VIEWING\*\***

### **Agent Note**

Council Tax Band A.

### **Entrance Porch**

Door to hallway and tiled floor.

### **Entrance Hall**

Stairs to first floor, laminate floor and radiator.

### **Reception Room One**

10' 1" x 11' 4" ( 3.07m x 3.45m )

Double glazed bay window to front, laminate floor, radiator and ceiling lightpoint.

### **Lounge**

21' 8" x 13' ( 6.60m x 3.96m )

Double glazed window and door to rear, door to storage, door to kitchen, laminate floor and two ceiling lightpoints.

### **Kitchen**

15' x 6' 9" ( 4.57m x 2.06m )

Double glazed window and door to rear. double glazed window to side, cupboard, draw units, roll top work surfaces, one and half steel sink and drainer, gas point, cooker hood, tiled floor and two ceiling lightpoints.

### **Bedroom One**

11' 2" x 13' 3" ( 3.40m x 4.04m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bedroom Two**

12' 3" x 8' ( 3.73m x 2.44m )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bedroom Three**

7' 4" x 5' 9" max ( 2.24m x 1.75m max )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bedroom Four**

10' 3" x 18' 5" max ( 3.12m x 5.61m max )

Double glazed window to rear, laminate floor, radiator, ceiling lightpoint and sky light.

### **Bathroom**

Obscure double glazed window to side, panel bath, low level wc, pedestal basin and ceiling lightpoint.

### **Wc**

Obscure double glazed window to rear, low level wc, pedestal basin, tiled walls and ceiling lightpoint.

### **Rear Garden**

Paved to rear, shrub borders and brick shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





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**Sladefield Road,**  
**Birmingham**

- FOUR BEDROOM PROPERTY
- MID TERRACE
- DRIVEWAY
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£245,000**



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