



**Sandringham Road,BIRMINGHAM B42 1PH**

**welcome to**

## **Sandringham Road, BIRMINGHAM**

Extended three-bedroom semi-detached home on Sandringham Road, Great Barr. Features lounge, dining room, extended kitchen, family bathroom, rear garden, and driveway. In need of modernisation, offering great potential for buyers looking to renovate. Close to schools, amenities, and transport links.

### **Agent Note**

The Council Tax Band is C.

### **Approach**

Driveway, gate to rear providing access to the rear garden, UPVC door into

### **Porch**

Double glazed windows to the front and side, door into

### **Entrance Hall**

Stairs to the first floor, ceiling light point, doors to

### **Lounge**

16' 4" x 13' 8" ( 4.98m x 4.17m )

Double glazed bay window to the front, ceiling light point, radiator.

### **Dining Room**

11' 7" into bay x 10' 8" ( 3.53m into bay x 3.25m )

Patio doors to the rear, two ceiling light points, radiator.

### **Extended Kitchen**

10' 5" x 9' 2" ( 3.17m x 2.79m )

Double glazed window to the rear, UPVC door to the front, a range of wall and base units with roll top worksurface over, stainless steel sink and drainer, gas cooker point, plumbing for washing machine, ceiling light point

### **Landing**

Double glazed window to the side, loft access point, ceiling light point, doors to

### **Bedroom One**

11' 6" into bay x 10' 2" ( 3.51m into bay x 3.10m )

Double glazed bay window to the front, fitted

wardrobes, radiator.

### **Bedroom Two**

12' 4" x 10' 1" ( 3.76m x 3.07m )

Double glazed window to the rear, ceiling light point, ceiling light point, radiator.

### **Bedroom Three**

6' 9" x 6' ( 2.06m x 1.83m )

Double glazed window to the front, ceiling light point, radiator.

### **Bathroom**

Double glazed window to the rear, paneled bath and seperate shower, low level wc, pedestal wash hand basin, ceiling light point, radiator.

### **Rear Garden**

Patio, lawn, rear access.





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## **Sandringham Road, BIRMINGHAM**

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING ROOM

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

offers in excess of

**£230,000**



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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