



**Stanmore Road, Birmingham B16 9SU**

**welcome to**

## **Stanmore Road, Birmingham**

\*\*\* WELL-PRESENTED END-TERRACE PROPERTY \*\*\* FIVE GOOD SIZED BEDROOMS \*\*\* THREE RECEPTION ROOMS \*\*\* FITTED KITCHEN \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\*\* EXCELLENT LOCATION \*\*\* GREAT LOCAL TRANSPORT LINKS \*\*\*

### **Agent Note**

This property is council tax band D. The property has a new boiler.

### **Hallway**

Understairs storage and additional storage cupboard.

### **Lounge**

14' 3" into bay x 12' 3" ( 4.34m into bay x 3.73m )  
Double glazed front facing sash bay window, central heating radiator.

### **Reception 2**

14' 1" x 10' 6" ( 4.29m x 3.20m )  
Double glazed rear facing patio doors, central heating radiator.

### **Kitchen**

7' 9" x 6' 8" ( 2.36m x 2.03m )  
Rear facing window, range of wall & base units, sink & drainer unit, gas hob, electric oven, plumbing and space for washing machine & dishwasher.

### **Dining Room**

10' 9" x 10' 3" ( 3.28m x 3.12m )  
Double glazed side facing window, central heating radiator, exposed brick fireplace.

### **Landing**

understairs storage cupboard.

### **Bedroom 1**

18' 7" x 12' 2" ( 5.66m x 3.71m )  
3 x Double glazed front facing sash windows, central heating radiator.

### **Bedroom 2**

13' 9" x 12' 6" ( 4.19m x 3.81m )

Double glazed rear facing window, central heating radiator.

### **Bedroom 3**

12' 8" x 10' 2" ( 3.86m x 3.10m )  
Double glazed rear facing window, central heating radiator.

### **Bathroom**

Double glazed side facing window, central heating radiator, bath, shower cubical, wash hand basin, separate w/c.

### **Separate W/C**

Low level flush w/c.

### **Bedroom 5**

15' 7" x 7' 5" ( 4.75m x 2.26m )  
Double glazed rear facing velux window, central heating radiator.

### **Bedroom 4**

18' 6" x 12' 2" ( 5.64m x 3.71m )  
Double glazed front facing window, central heating radiator.







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## Stanmore Road, Birmingham

- Well-presented end-terrace property
- Five bedrooms
- Three reception rooms
- Fitted kitchen
- Family bathroom

Tenure: Freehold EPC Rating: D

offers over

**£475,000**



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