



City Road, Birmingham B16 0HH

welcome to

City Road, Birmingham

***** BEAUTIFULLY PRESENTED ***** IDEAL FAMILY HOME ***** POPULAR SMETHWICK AREA ***** CLOSE TO METROPOLITAN HOSPITAL *****
GENEROUS RECEPTION ROOMS ***** GOOD SIZED BEDROOMS ***** CELLAR ***** SUBSTANTIAL REAR GARDEN *****

Agent Note

This property is council tax band C.

Entrance Porch

Double glazed door to front.

Entrance Hallway

Radiator.

Downstairs Bathroom

Double glazed frosted window to side, rainfall shower over bath, low level flush w/c, wash hand basin with mixer tap.

Living room 1

13' x 12' plus bay. (3.96m x 3.66m plus bay.)
Double glazed bay window to front, radiator, gas fireplace.

Dining Room

17' x 10' plus bay. (5.18m x 3.05m plus bay.)
Double glazed bay window to side, radiator, gas fire.

Living Room 2

14' x 12' (4.27m x 3.66m)
Double glazed double doors to rear, radiator,
double doors to lounge, gas fireplace.

Kitchen

13' x 9' 1" (3.96m x 2.77m)
Double glazed window to side, stainless steel sink & drainer, range of wall & base units with worktops over, space for cooker, plumbing for utilities, tiles to splash-prone areas.

Landing

Radiator.

Bedroom 1

14' x 12' (4.27m x 3.66m)
Double glazed window to front, radiator, high ceiling.

Bedroom 2

14' x 12' (4.27m x 3.66m)
Double glazed window to rear, radiator.

Bedroom 3

10' x 10' (3.05m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 4

10' x 7' (3.05m x 2.13m)
Double glazed window to front, radiator.

Bathroom

Double glazed frosted window to side, heated towel rail, electric shower over bath, low level flush w/c, wash hand basin with mixer tap.

Loft Room

16' 1" standing. extending to 25' " slanted ceiling. x 20' (4.90m standing. extending to 7.62m slanted ceiling. x 6.10m)
Double glazed window to side, & skylight windows, radiator.

Rear Garden

Gate access through passage, large patio, lawned areas, enclosed.

Cellar

Accessed under stairs, excellent for storage.





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welcome to City Road, Birmingham

- Beautifully presented
- Ideal family home
- Popular Smethwick area
- Close to Metropolitan hospital
- Generous reception rooms

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

£370,000



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

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