



**Solihull Road, Sparkhill, Birmingham, B11 3AG**





**welcome to**

**Solihull Road, Sparkhill, Birmingham**

**\*\* NO CHAIN \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* ON STREET PARKING \*\* GOOD TRANSPORT LINKS \*\* EXCELLENT LOCATION \*\***





**Ground Floor**



**First Floor**

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.

### **Lounge**

11' 3" x 7' 3" ( 3.43m x 2.21m )

Double glazed window. Ceiling light point and central heating radiator.

### **Dining Room**

11' 8" x 11' ( 3.56m x 3.35m )

Double glazed window. Ceiling light point and central heating radiator.

### **Kitchen**

13' 6" x 6' ( 4.11m x 1.83m )

Double glazed window. A range of wall and base units with sink. Ceiling light point.

### **Bedroom One**

11' 3" x 11' 2" ( 3.43m x 3.40m )

Double glazed window. Ceiling light point and central heating radiator.

### **Bedroom Two**

11' 3" x 8' 4" ( 3.43m x 2.54m )

Double glazed window. Ceiling light point and central heating radiator.

### **Bathroom**

6' 2" x 5' 9" ( 1.88m x 1.75m )

Double glazed window. Toilet, sink and bath.

### **Rear Garden**

Patio area. Low maintenance.

### **Agent Note**

The Council Tax Band is A.



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welcome to

## Solihull Road, Sparkhill, Birmingham

- NO CHAIN
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- ON STREET PARKING

Tenure: Freehold EPC Rating: C

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SLY110171 - 0003

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