



Sunnymead Road, Birmingham B26 1LJ

welcome to

Sunnymead Road, Birmingham

A three bedroom semi-detached which requires modernisation but offers fantastic potential to make it the ideal home. The property is offered CHAIN FREE and located in a popular residential area with close proximity to local amenities. A viewing is advised to appreciate the property.

Note

Council tax band: C

Entrance Porch

Double glazed door to front. Double glazed window to front and side.

Entrance Hall

Obscure double glazed door to front. Central heating radiator and access to storage cupboard.

Reception Room

9' 10" excluding bay x 11' into recess (3.00m excluding bay x 3.35m into recess)
Double glazed bay window to front. Central heating radiator.

Second Reception Room

14' 7" into bay x 10' into recess (4.45m into bay x 3.05m into recess)
Double glazed bay window to rear and double glazed door to rear. Central heating radiator and fireplace.

Kitchen

12' 5" x 5' 10" (3.78m x 1.78m)
Double glazed window to side and rear. Obscure double glazed door to side. A range of wall and base units with sink and drainer. Integrated appliances (fridge, oven, gas hob and extractor hood over). Space for free standing appliance (washing machine). Central heating radiator and tiling to splash prone areas.

Landing

Obscure double glazed window to side.

Bedroom One

9' 10" excluding bay x 9' to wardrobe (3.00m excluding bay

x 2.74m to wardrobe)

Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

Bedroom Two

12' 2" excluding bay x 8' 7" to wardrobe (3.71m excluding bay x 2.62m to wardrobe)
Double glazed bay window to rear. Central heating radiator and built-in-wardrobe. Access to loft.

Bedroom Three

6' 2" x 5' 5" (1.88m x 1.65m)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to side and rear. Low level toilet, hand wash basin with pedestal and bath with wall mounted electric shower over. Central heating radiator and floor to ceiling tiles. Access to boiler.

Lean To

Door to rear and access to garage.

Outside Wc

Single glazed window to rear. Low level toilet.

Garage

(Not measured, please ensure it meets your requirements) Door to front. Space for free standing appliances (freezer).

Front Garden

Flower beds with plants, shrubs and bushes.

Rear Garden

Patio area with laid lawn and bushes.



Parking
Off road parking.



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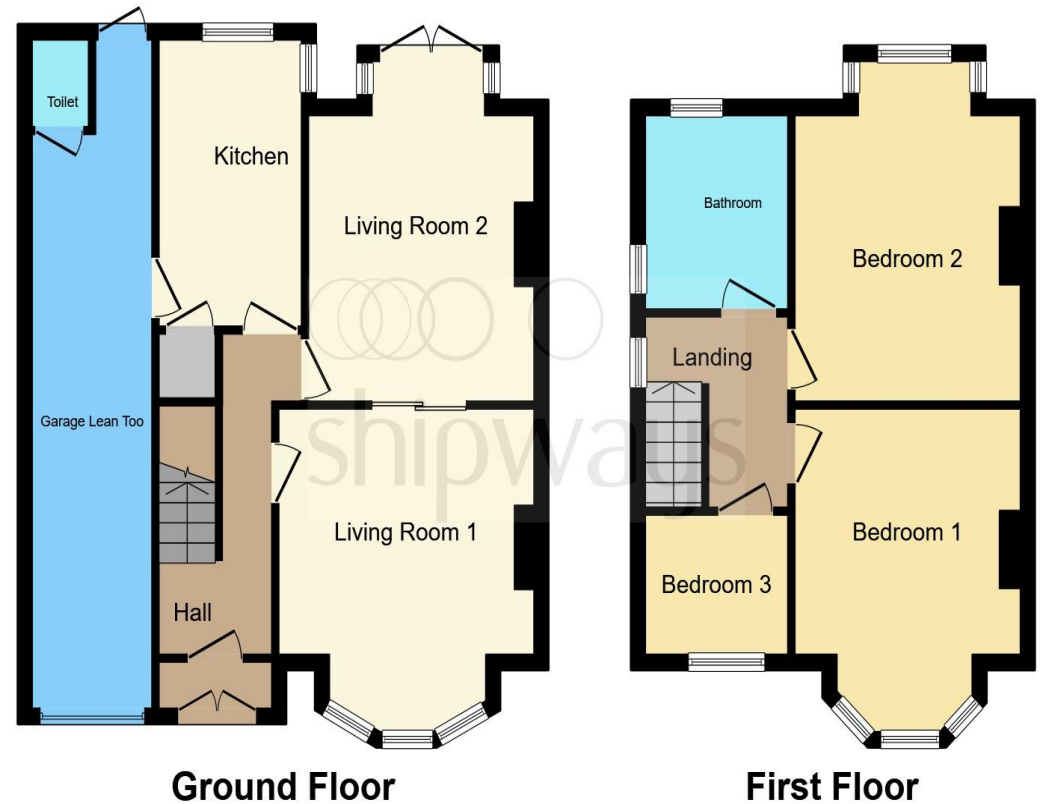
Sunnymead Road, Birmingham

- NO CHAIN
- THREE BEDROOM SEMI-DETACHED
- MODERNISATION REQUIRED
- TWO RECEPTION ROOMS
- KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



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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Property Ref:
SLY110769 - 0002

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