



Gladstone Road, Sparkbrook Birmingham B11 1LW

welcome to

Gladstone Road, Sparkbrook Birmingham

- FIVE BEDROOM END-TERRACE PLACED ACROSS THREE FLOORS
- THREE RECEPTIONS ROOMS
- KITCHEN
- GUEST WC & TWO SHOWER ROOMS
- CELLAR ON GROUND FLOOR

Tenure: Freehold EPC Rating: F

offers in the region of

£350,000

A well presented and deceptively spacious five bedroom end-terrace, situated in the popular residential area of Sparkbrook. The home is ideal for a growing family, seeking ample amount of space boasting comfort and practicality. A viewing is advised to appreciate the property.



Agents Note

Entrance Hall

Reception Room

13' 3" excluding bay x 12' 3" into recess (4.04m excluding bay x 3.73m into recess)

Second Reception Room

13' 3" x 12' 3" into recess (4.04m x 3.73m into recess)

Lobby

Guest Wc

Third Reception Room

11' 10" x 9' 4" (3.61m x 2.84m)

Kitchen

17' 4" x 9' 2" (5.28m x 2.79m)

Lobby

Shower Room

Landing

Bedroom One

14' 11" x 13' 4" (4.55m x 4.06m)

Bedroom Four

13' x 12' 11" (3.96m x 3.94m)

Bedroom Five

11' 11" x 9' 3" (3.63m x 2.82m)

Shower Room

Second Floor Landing

Bedroom Two

15' 10" into recess x 13' 3" (4.83m into recess x 4.04m)

Bedroom Three

13' 5" x 10' 4" into recess (4.09m x 3.15m into recess)

Front Garden

view this property online shipways.co.uk/Property/SLY111457



Property Ref:

SLY111457 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk