



Sarehole Road, BIRMINGHAM B28 8HB

welcome to

Sarehole Road, BIRMINGHAM

A beautifully presented three-bedroom semi-detached home on the ever-popular Sarehole Road in Hall Green. Offering a stylish open-plan kitchen/diner, modern interiors, and underfloor heating throughout the ground floor and bathroom, this property is perfect for families seeking their next home.

Agent Note

This property is council tax band C.

Downstairs W/C

Double glazed window, fully tiled, ceiling spotlights, low level flush w/c, wash hand basin.

Lounge

14' 7" x 11' 3" (4.45m x 3.43m)

Double glazed bay window to front, central heating radiator, electric fire, laminate flooring, door to rear to kitchen/diner.

Dining Room

19' 5" x 12' 7" (5.92m x 3.84m)

Sky light windows, under floor heating, laminate flooring, ceiling spotlights, bi-fold door to rear garden, open-plan with kitchen:-

Kitchen

13' 2" x 6' 8" (4.01m x 2.03m)

Sink & drainer, gas hob, double electric oven, integrated dishwasher, washer/dryer, fridge freezer, range of wall and base units with granite worktops, under floor heating.

Bedroom 1

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to rear, carpeted, built in wardrobes.

Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m)

Double glazed window to front, central heating radiator, carpeted, built in wardrobes.

Bedroom 3

9' x 7' 10" (2.74m x 2.39m)

Double glazed window to front, central heating





radiator, carpeted.

Bathroom

Double glazed window to rear, underfloor heating, tiled, towel rail, wash hand basin, low level flush w/c, bath, shower.

Rear Garden

East facing but loads of sun.

Garage

11' 10" x 8' 1" (3.61m x 2.46m)



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Sarehole Road, BIRMINGHAM

- Three well-proportioned bedrooms
- Extended open-plan kitchen and dining area
- Spacious living room and separate dining room
- Downstairs WC for added convenience
- Bifold doors leading to rear garden

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

offers in the region of
£325,000



Ground Floor



First Floor

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:
SLY107717 - 0002

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