



smarthomes

Solihull Road

Sparkhill, Birmingham, B11 3AD

- A Well Presented Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Low Maintenance West Facing Rear Garden

Offers Over £195,000

EPC Rating 58

Current Council Tax Band A





Property Description

The property is set back from the road behind a brick built wall with hedging and paved pathway extending to canopy porch and UPVC double glazed front door leading through to

Reception Room One to Front

11' 0" x 12' 9" into bay (3.35m x 3.89m) With double glazed bay window to front elevation, wall lighting, radiator, coving to ceiling and door leading through to



Reception Room Two

10' 11" x 11' 10" (3.33m x 3.61m) With double glazed window to rear elevation, radiator, door to stairs leading to the first floor accommodation, useful under-stairs store cupboard, coving to ceiling, ceiling light point and louvre doors leading through to

Kitchen to Rear

6' 8" x 10' 6" (2.03m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, space for gas cooker, space and plumbing for washing machine, space for fridge, ceiling light point, tiled flooring, double glazed window to side and door leading through to



Ventilated Lobby

With tiled flooring, obscure double glazed window to side, louvre doors to built-in storage cupboard housing Ideal boiler and door leading through into



Family Bathroom to Rear

7' 9" x 6' 1" (2.36m x 1.85m) Being fitted with a three piece suite comprising; panelled bath with shower attachment over and additional Triton electric shower, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to side and ceiling light point

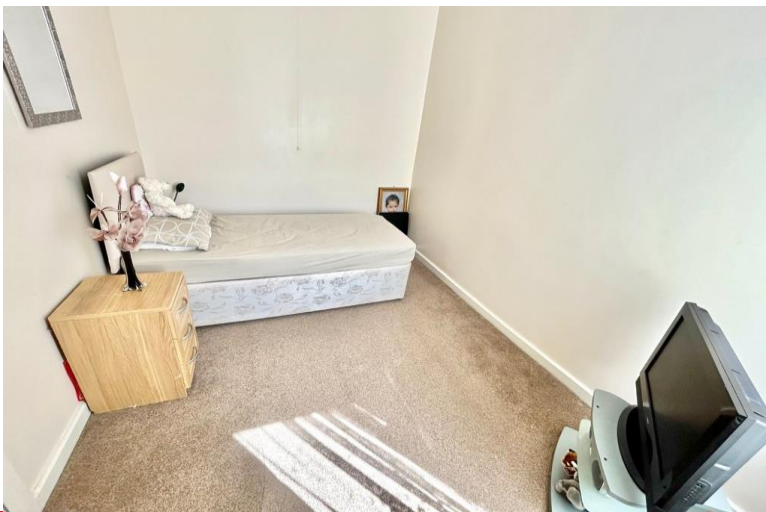
Accommodation on the First Floor

Landing

With radiator, ceiling light point and doors leading off to

Bedroom One to Front

11' 8" x 10' 11" (3.56m x 3.33m) With double glazed window to front elevation, radiator, wall lighting, coving to ceiling and over-stairs storage cupboard with access to loft space





Bedroom Two to Rear

8' 4" x 12' 0" (2.54m x 3.66m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

6' 5" x 10' 6" (1.96m x 3.2m) With double glazed window to rear elevation and ceiling light point

Low Maintenance West Facing Rear Garden

With concrete hardstanding for low maintenance, fencing to boundaries, gated access to rear, cold water tap and security light



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.