



Newton Road

Sparkhill, Birmingham

- A Three Bedroom Mid Terraced Property
- Three Reception Rooms
- Modern Fitted Kitchen
- Loft Room & Ground Floor Wet Room

Guide Price £250,000

Current EPC Rating 47 (E)
Current Council Tax Band B





Property Description

A three bedroom mid terraced property offering three reception rooms, fitted kitchen, ground floor wet room, loft bedroom and low maintenance paved rear garden

Tenure

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



Rooms & Measurements

Reception Room One to Rear - 2.29m x 5.26m (7'6" x 17'3")

Reception Room Two - 3.66m x 3.28m (12'0" x 10'9")

Reception Room Three to Front - 3.53m x 4.37m (11'7" x 14'4" (into bay)

Modern Fitted Kitchen to Rear - 2.34m x 3.25m (7'8" x 10'8")

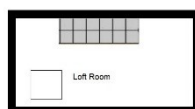
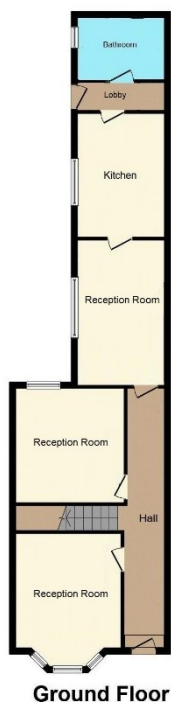
Ground Floor Wet Room to Rear - 2.36m x 1.65m (7'9" x 5'5")

Bedroom One to Front - 4.9m x 2.95m (16'1" x 9'8")

Bedroom Two to Rear - 2.67m x 3.28m (8'9" x 10'9")

Bedroom Three to Rear - 1.93m x 3.38m (6'4" x 11'1")

Loft Room - 4.14m x 4.47m (13'7" (max) x 14'8" (max)



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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.