



smarthomes

Knowle Road

Sparkhill, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Modern Fitted Kitchen, Re-Fitted Family Bathroom & Shower Room
- Pleasant Rear Garden & Rear Views Over Allotments
- Two Reception Rooms

Offers Over £210,000

Current EPC Rating - D

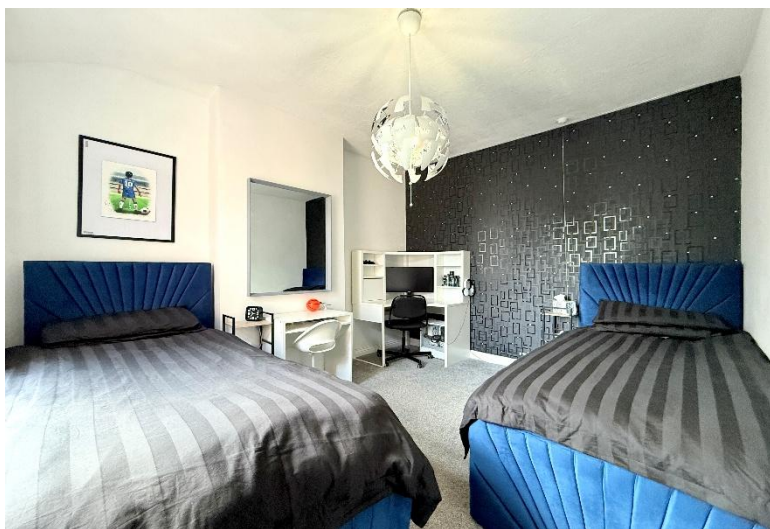
Current Council Tax Band - A





Property Description

A very well presented mid-terrace family home situated in a most convenient location with open views over allotments to rear. Offering accommodation comprising two reception rooms, fitted kitchen, ground floor bathroom, three bedrooms, first floor shower room and pleasant rear garden



Rooms & Measurements

Reception Room One to Front 3.68m x 3.4m (12'1" x 11'2")

Reception Room Two to Rear 3.58m x 3.38m (11'9" x 11'1")

Fitted Kitchen to Side 4.78m max x 1.73m (15'8" max x 5'8")

Ground Floor Bathroom to Side 1.96m x 1.65m (6'5" x 5'5")

Bedroom One to Front 3.99m x 3.25m (13'1" x 10'8")

Bedroom Two to Rear 3.58m x 3.15m (11'9" x 10'4")

Bedroom Three to Rear 2.01m x 1.83m (6'7" x 6'0")

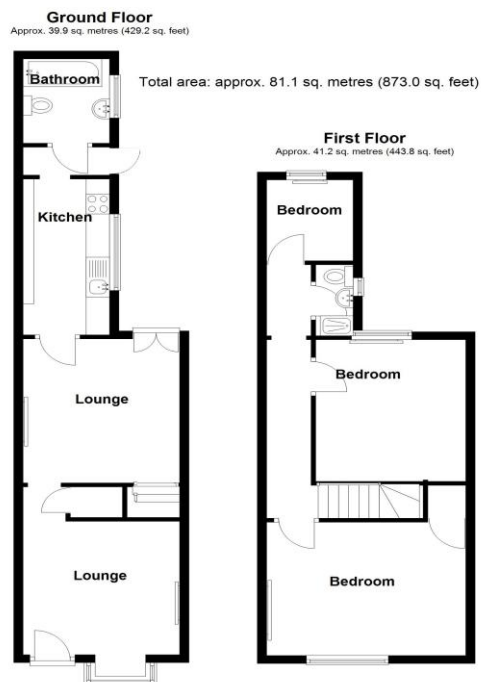
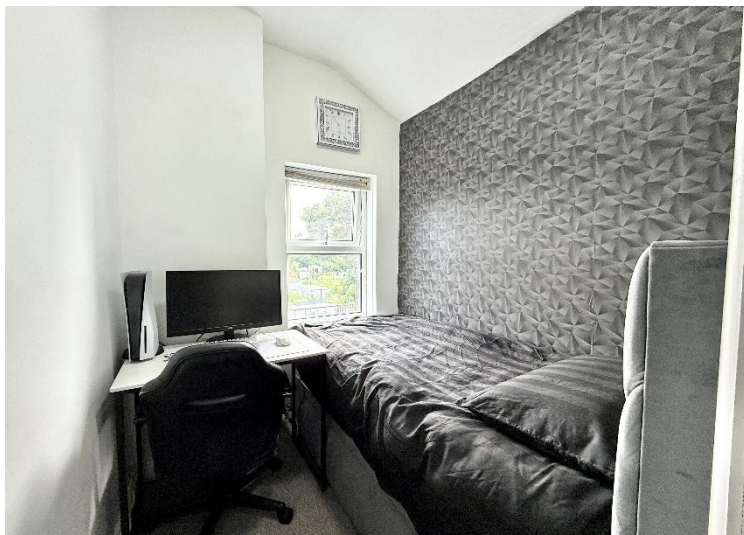
First Floor Shower Room to Side 1.57m x 1.02m (5'2" x 3'4")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – A



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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.