

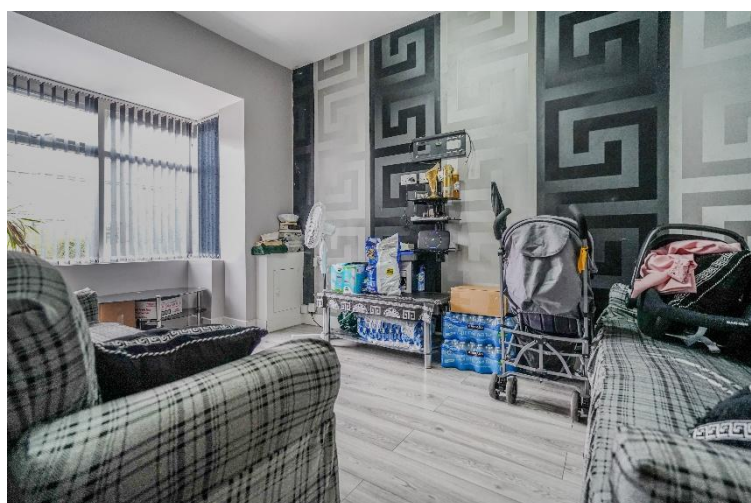


Bromyard Road Sparkhill, Birmingham

- A Heavily Extended & Fully Renovated Six Bedroom Mid Terrace
- Two Reception Rooms
- Three First Floor Bedrooms & Bathroom
- Three Second Floor Bedrooms & Shower Room

Offers Over £300,000

Current EPC Rating 59 (D)
Current Council Tax Band B



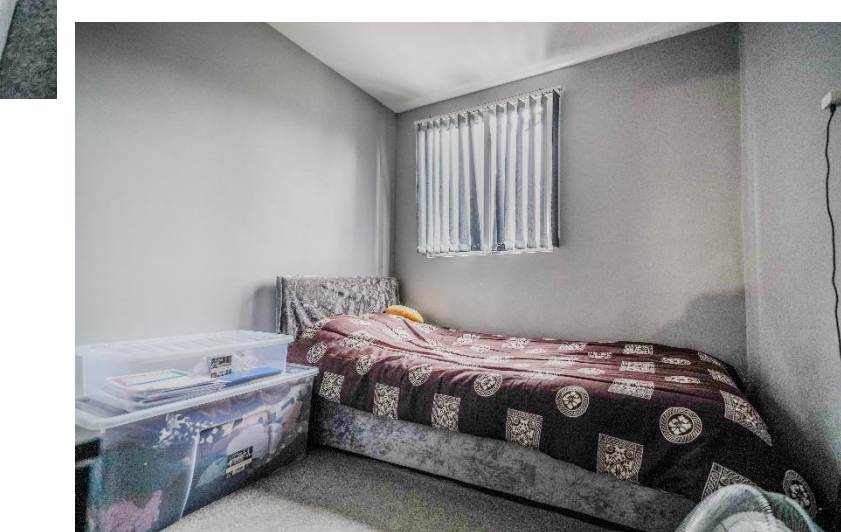
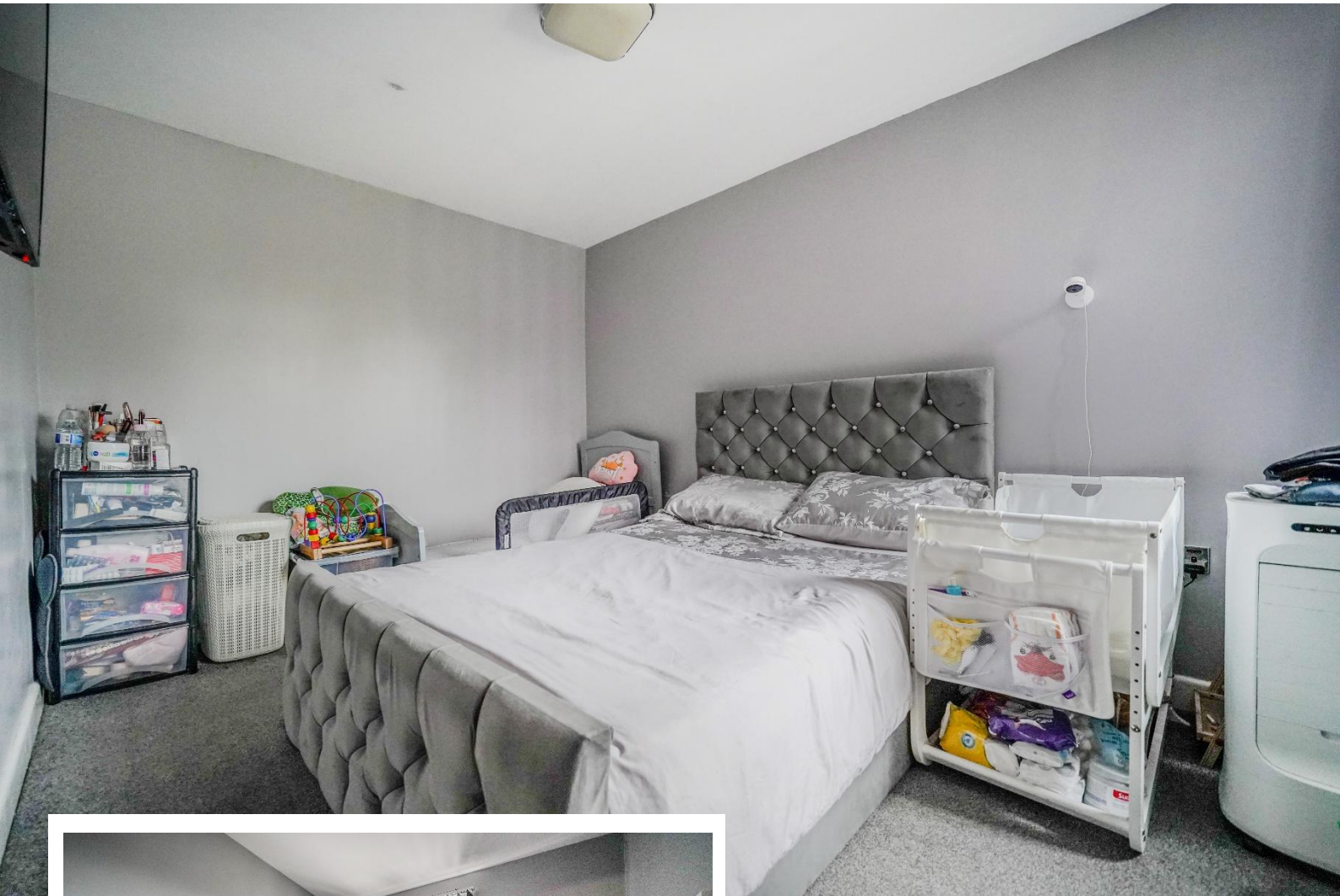


Property Description

A heavily extended and fully renovated six bedroom mid terrace property offering two reception rooms, kitchen, ground floor wet room, three bedrooms and bathroom to first floor, three further double bedrooms to second floor with shower room, low maintenance rear garden and off-road parking

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

Entrance Hall

Reception Room One to Front - 4.6m (into bay) x 2.6m (15'1" x 8'6")

Reception Room Two to Rear - 3.7m x 3.5m (12'1" x 11'5")

Kitchen to Side - 3.7m x 2.2m (12'1" x 7'2")

Ground Floor Wet Room to Rear - 2.2m x 2m (7'2" x 6'6")

Bedroom One to Front - 3.8m x 3.6m (12'5" x 11'9")

Bedroom Two to Rear - 3.6m x 2.8m (11'9" x 9'2")

Family Bathroom to Side - 1.9m x 1.4m (6'2" x 4'7")

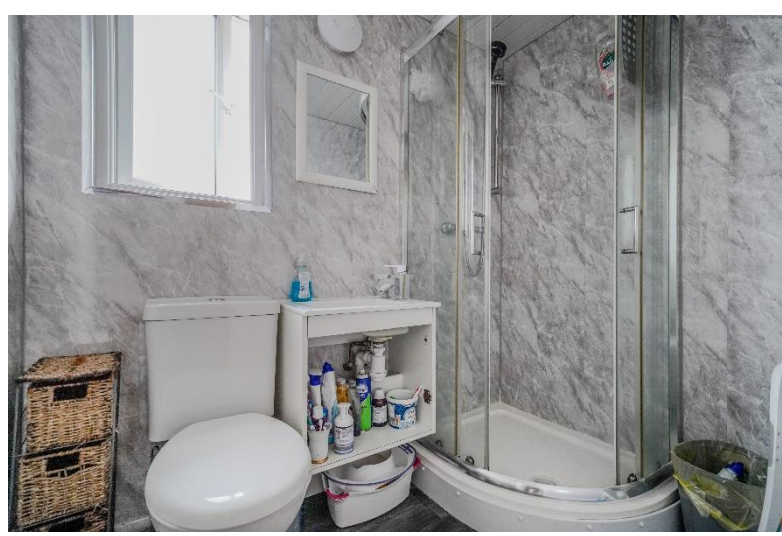
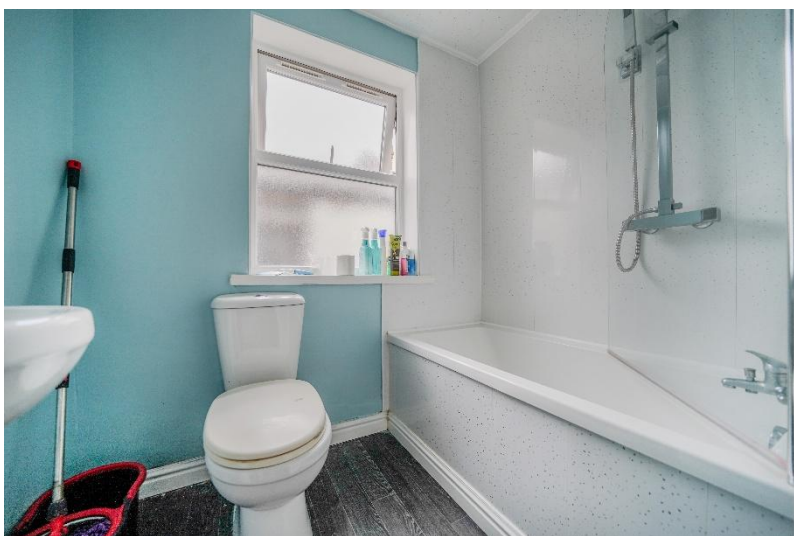
Bedroom Three to Rear - 3.3m (to door recess) x 2.1m (10'9" x 6'10")

Bedroom Four to Front - 3.7m x 2.9m (12'1" x 9'6") (With some head height restriction)

Bedroom Five to Rear - 3.7m x 2.6m (12'1" x 8'6")

Bedroom Six to Rear - 2.5m x 2.1m (8'2" x 6'10")

Shower Room - 1.9m x 1.3m (6'2" x 4'3")



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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.