



Warwick Road, Sparkhill Birmingham

**burchell
edwards**



Property Description

In need of a spacious FOUR BEDROOM property in a good location to BIRMINGHAM CITY CENTRE? The look no further than this property! Benefiting from two reception rooms, downstairs Bathroom with upstairs WC and the added benefit of a LOFT ROOM. CCTV and Alarm system included with the property. Call 0121 733 3553 to secure your viewing now!

Reception One

12' 2" x 11' 11" (3.71m x 3.63m)
Double glazed window to front elevation, central heating radiator and tiled floor.

Reception Two

12' 7" x 12' 7" (3.84m x 3.84m)
Double glazed window to rear elevation and central heating radiator.

Kitchen

12' 10" x 7' 9" (3.91m x 2.36m)
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, under stairs storage, boiler and fully tiled walls and floor.



Bedroom One

10' 1" x 12' 5" (3.07m x 3.78m)

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to front elevation, central heating radiator and built in wardrobe.

Bedroom Three

13' 4" x 7' 5" (4.06m x 2.26m)

Double glazed window to rear elevation and built in wardrobe.

Bedroom Four

5' 10" x 8' 7" (1.78m x 2.62m)

Bathroom

Double glazed window to side elevation, walk in shower, W.C, wash hand basin, spotlights and heated towel rail.

W.C

W.c amd wash hand basin.

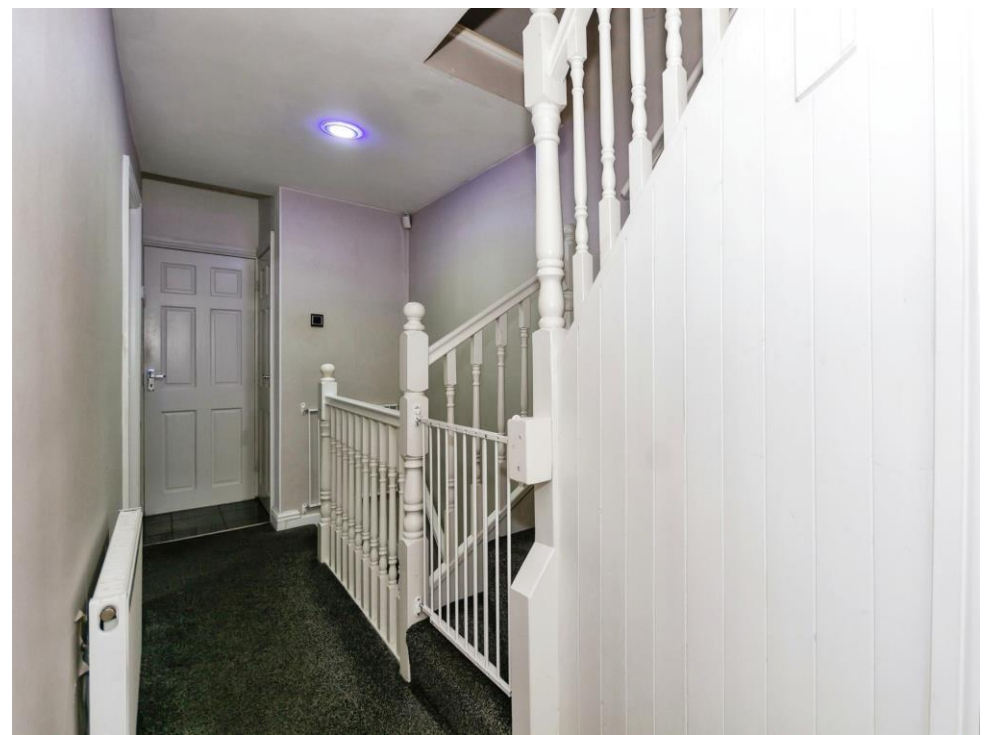
Loft

Eaves storages, skylight, central heating radiator and spotlight.

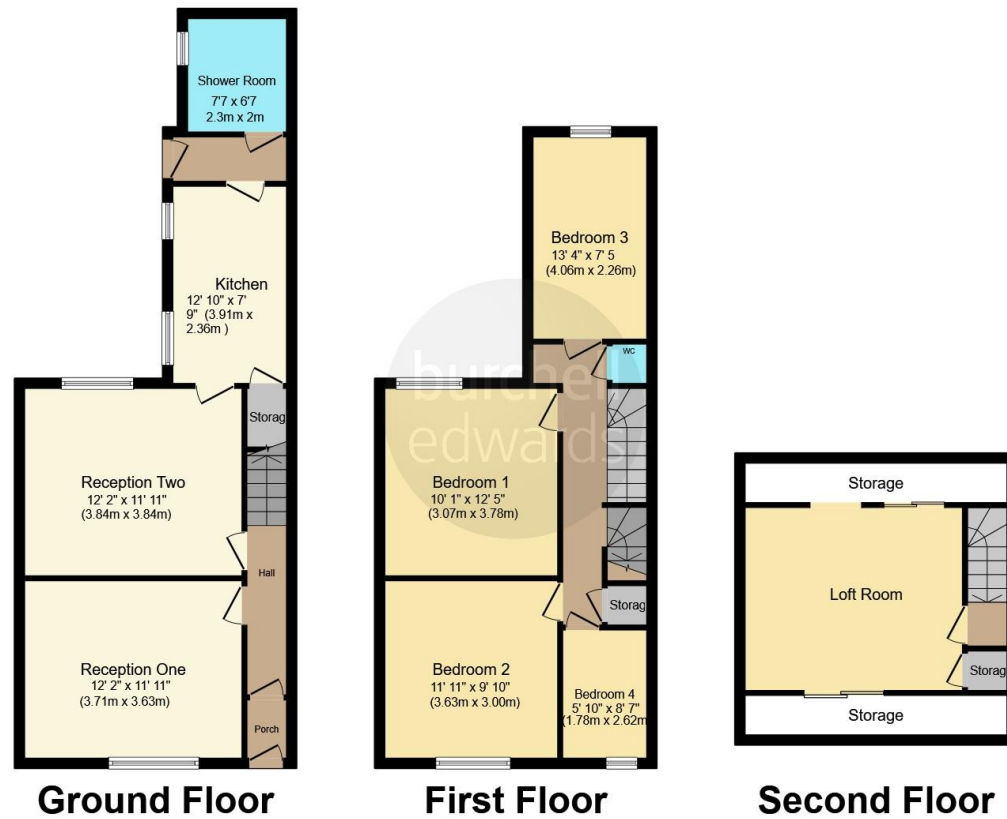
Garden

Slabbed garden with shed. Fence surround with gated access to side access leading to front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI207578



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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