



Knowle Road, Birmingham

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Property Description

Charming two bedroom terraced property in a popular location of Sparkhill, with immediate transport links and amenities on its doorstep this home demands viewing to completely appreciate all that is on offer. Comprising of two welcoming receptions rooms, fitted kitchen and additional downstairs shower room. The second floor of the property features two generously sized bedrooms along with a family bathroom ideal for relaxation. There is also an additional loft room installed that has the added benefit of velux windows to allow natural light in and also eaves storage for added functionality. The rear garden of the property is rectangular in shape and is a mix of grass and slabbed which is perfect for entertaining friends and family, furthermore there is a front yard which is slabbed to encompass a seating area and there is also roadside parking.

Lounge

12' 7" x 11' 10" (3.84m x 3.61m)
Double glazed window to front elevation and door to front elevation.

Reception Room

11' 8" x 11' 11" (3.56m x 3.63m)
Double glazed window to rear elevation, access to kitchen and access to stairs.

Kitchen

12' 3" x 5' 10" (3.73m x 1.78m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker and central heating boiler.

Bedroom One

10' 10" x 11' 10" (3.30m x 3.61m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

11' 8" x 8' 3" (3.56m x 2.51m)
Double glazed window to rear elevation.

Loft Room

11' 8" x 12' 7" (3.56m x 3.84m)
Two double glazed velux windows and eaves storage.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, shower bath, central heating radiator and storage.

Shower Room

9' 4" x 4' 9" (2.84m x 1.45m)
Double glazed obscure window to side elevation, shower cubicle, W.C, vanity sink, heated towel rail, tiled flooring and tiling to splash prone areas.

Rear Garden

Block paved patio and laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D

Tenure: Freehold

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