



Roderick Road, Birmingham





## Property Description

This charming two bedroom property located within the vibrant Sparkhill area of Birmingham is perfect for those looking to get on to the property ladder or a young family starting out. Benefitting from two large reception rooms with storage under stairs between rooms. Furthermore downstairs is the kitchen and utility area with access to the rear garden via the kitchen. Upstairs you will find two generously sized bedrooms and a family bathroom equipped with bath and mixer shower, w/c and w/b. The rear garden is private and of a good size with laid lawn and slabbed area that is perfect for entertaining friends and family. The front garden is a mix of well placed plants and slabbed pathway before you reach the properties roadside parking.

## Lounge

13' 10" x 11' 2" ( 4.22m x 3.40m )

Double glazed window to front elevation, central heating radiator and gas brick fire.

## Dining Room

15' 10" x 11' 2" ( 4.83m x 3.40m )

Double glazed window to rear elevation, central heating radiator and stairs to first floor accommodation.

## Kitchen

8' 10" x 5' 11" ( 2.69m x 1.80m )

Double glazed window to side elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker.

## Utility Room

4' 7" x 3' 3" ( 1.40m x 0.99m )

## Bedroom One

13' 10" x 11' 2" ( 4.22m x 3.40m )

Double glazed window to front elevation, central heating radiator and blow heater.

## Bedroom Two

12' 2" x 9' 10" ( 3.71m x 3.00m )

Double glazed window to side elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C and bath with mixer shower.

## Rear Garden

Laid to lawn, patio area, seating area, two storage sheds and shared side access to frontage.

## Front Garden

Small garden with shared side access to rear.

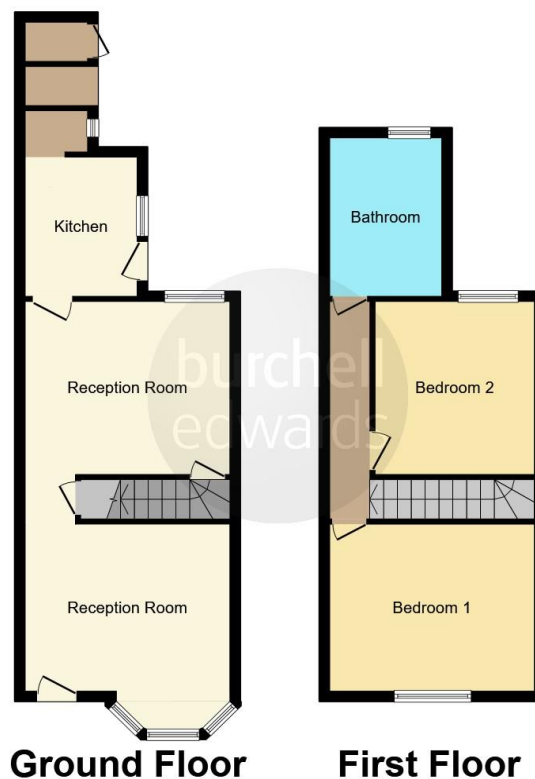












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**EPC Rating: D**

**Tenure: Freehold**

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