



Sarehole Road, Birmingham







## Property Description

Charming Three-Bedroom Semi-Detached Home with Potential.

Nestled in a sought-after location with excellent public transport links, this three-bedroom semi-detached home offers a fantastic opportunity for those looking to add their own touch. Boasting two reception rooms, a spacious kitchen, and a veranda, this property provides a versatile living space.

Upstairs, you'll find three bedrooms, a family bathroom, and a separate WC. The sizable rear garden presents exciting potential for extension (STPP), making it ideal for growing families or savvy investors. Off-road parking adds to the convenience, and with no onward chain, a smooth purchase is assured.

Don't miss out-contact us today to arrange a viewing!

## Entrance Porch

Double glazed double doors to front elevation, double glazed windows to side and front elevations.

## Entrance Hallway

Wooden framed glass front door to front elevation, double glazed obscure window to side elevation, central heating radiator, storage under stairs and all doors off to:

## Lounge

11' 5" into recess x 15' ( 3.48m into recess x 4.57m )

Double glazed box bay window to rear elevation, double doors with windows either side to rear elevation, central heating radiator and electric fire with surround.

## Dining Room

12' 5" into recess x 14' 9" into bay ( 3.78m into recess x 4.50m into bay )

Double glazed bay window to front elevation, central heating radiator and gas fire with surround.

## Kitchen

8' 11" x 6' 11" ( 2.72m x 2.11m )

Single wooden framed door leading to veranda, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space for fridge, tiling to splash prone areas and tiled flooring.

## Veranda

25' 3" x 7' 5" ( 7.70m x 2.26m )

Double glazed windows to side and rear elevations, doors to rear and side elevations, space and plumbing for washing machine.

## Landing

Obscure double glazed window to side elevation and loft access via hatch.

## Bedroom One

11' 7" into recess x 14' 7" into bay ( 3.53m into recess x 4.45m into bay )

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

## Bedroom Two

10' 3" plus recess x 15' 1" into bay ( 3.12m plus recess x 4.60m into bay )

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

## Bedroom Three

6' 11" x 7' 2" plus bay ( 2.11m x 2.18m plus bay )

Double glazed bay window to front elevation and central heating radiator.

## Bathroom

Double glazed obscure window to rear elevation, wash hand basin with vanity, bath with electric shower over, central heating radiator and fully tiled walls.

## Seperate W.C

Double glazed obscure window to rear elevation, W.C and tiling to splash prone areas.

## Front Garden

Paved driveway providing off road parking and flower beds.

## Rear Garden

Paved patio, laid to lawn, bushes and fencing to boundaries.













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EPC Rating: F

Tenure: Freehold

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Property Ref: SHI208262 - 0003