



Sommerfield Road, Birmingham B32 3SJ

welcome to

Sommerfield Road, Birmingham

*** THREE BEDROOMS *** SPACIOUS LOUNGE *** KITCHEN/DINER *** IDEAL FOR FIRST TIMES BUYERS OR INVESTORS *** NO ONWARD CHAIN ***
GROUND FLOOR W/C *** FAMILY BATHROOM *** DRIVEWAY ***

Agent Note

This property is council tax band B.
This property can be sold with tenants in situ.

Entrance Porch - ground floor

Front door leads into entrance hallway.

Entrance Hallway- ground floor

Stairs to first floor, door to garage.

Garage - ground floor

16' 9" x 7' 10" (5.11m x 2.39m)
up and over door.

Lounge - First Floor.

15' 11" x 12' 5" (4.85m x 3.78m)
Double glazed window & door to rear, ceiling light connection, central heating radiator, laminate flooring.

Kitchen - First Floor.

16' 5" x 9' 10" (5.00m x 3.00m)
Double glazed window to front, ceiling light connection, central heating radiator, tiled to splash-prone areas, space for dining table, freestanding cooker, sink & drainer with mixer tap, space for American fridge freezer, range of wall & base units with worktops over, space & plumbing for washing machine, space for tumble dryer.

W/C - First Floor.

Wah hand basin, low level flush w/c.

Landing - Second Floor

Doors to three bedrooms and family bathroom.

Bedroom 1 - Second Floor

13' 1" x 9' 9" (3.99m x 2.97m)
Double glazed window to front, carpet, central

heating radiator, ceiling light connection.

Bedroom 2 - Second Floor

15' 6" x 8' 9" (4.72m x 2.67m)
Double glazed window to rear, carpet, central heating radiator, ceiling light connection.

Bedroom 3 - Second Floor

9' 6" x 7' 3" (2.90m x 2.21m)
Double glazed window to rear, carpet, central heating radiator, ceiling light connection.

Bathroom - Second Floor

8' 10" x 5' 11" (2.69m x 1.80m)
Double glazed frosted window to front, central heating radiator, ceiling light connection, bath with shower over, wash hand basin with mixer tap, low level flush w/c, tiled to splash-prone areas, laminate flooring.

Front Garden

Fully tarmaced driveway, garage, pathway leads to front door, small grass border up one side.

Rear Garden

Fully artificial grass, fencing surrounds for privacy, gate at rear of garden, shed at rear.

Parking

Driveway & garage.





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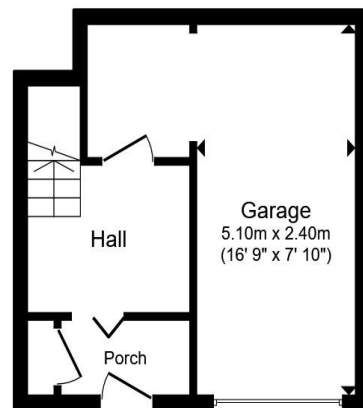
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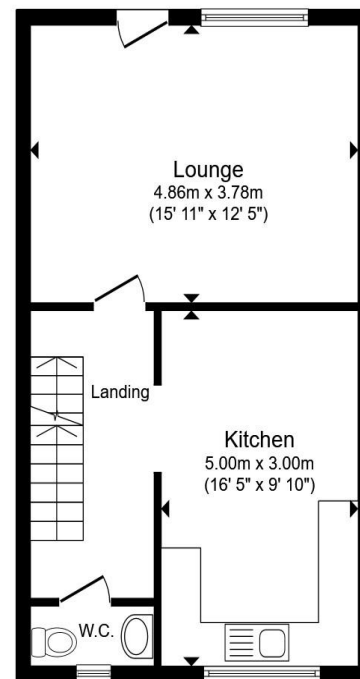
- FREEHOLD.
- NO CHAIN.
- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS.
- THREE - BEDROOMS.
- CENTRAL HEATING.

Tenure: Freehold EPC Rating: C
Council Tax Band: B

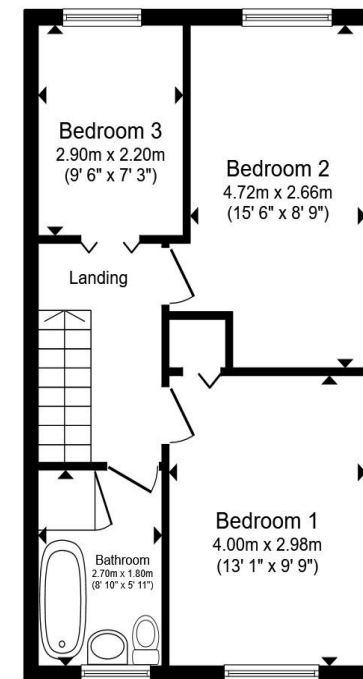
offers in the region of
£200,000



Ground Floor



First Floor



Second Floor

Total floor area 111.9 m² (1,204 sq.ft.) approx

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.propertybox.io



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Property Ref:
HBN112311 - 0003

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