



Reservoir Retreat, Birmingham B16 9EH

welcome to

Reservoir Retreat, Birmingham

A characterful & spacious Victorian mid-terraced house offering a blend of period charm and modern features. Two reception rooms, large extended kitchen/dining/living space, useable cellar, four bedrooms and a large modern bathroom. Reservoir Retreat is a quiet cul de sac situated off Reservoir Road

Agent Note

This property is council tax band C.

Approach

Small step up to front door.

Entrance Hall

Stairs to first floor, high ceilings with detailed coving, porcelain tiled floor, central heating radiator, ceiling spotlights, doors to w/c, cellar, living room, sitting room, and opening to kitchen, dining area, & garden room.

Downstairs W/C

Low level flush w/c, wash hand basin.

Cellar

15' 8" x 11' 5" (4.78m x 3.48m)
Stairs to hall, tiled floor, ceiling spotlights, central heating radiator, power sockets, lightwell to front, could be used as an office or a home gym.

Living Room

12' 5" x 12' (3.78m x 3.66m)
Double glazed window to front, ceiling light connection, laminate flooring, high ceilings with coving, central heating radiator, feature fire surround.

Sitting Room

12' 4" x 11' 7" (3.76m x 3.53m)
Double glazed double doors to rear garden, laminate flooring, feature fire surround, ceiling light connection, high ceilings with coving, central heating radiator.

Kitchen

16' 1" x 7' 9" (4.90m x 2.36m)
Double glazed window to side, porcelain tiled floor,

tiles to splash-prone areas on the wall, range of immaculate wall & base units with worktops over, integrated appliances include: oven & hob with concealed extractor over, fridge freezer, dishwasher & washing machine. Sink & drainer with mixer tap, ceiling spotlights.

Dining Area

10' 8" x 10' 9" (3.25m x 3.28m)
Double glazed double doors to side, central heating radiator, porcelain tiled floor, ceiling spotlights.

Garden Room

21' 1" x 10' 1" (6.43m x 3.07m)
Double glazed windows to side and double doors to rear garden, porcelain tiled floor, ceiling spotlights, central heating radiator.

Landing

Stairs to second floor, doors to bedrooms 1 & 2, and bathroom, plush carpet, ceiling spotlights, high ceiling with detailed coving.

Bedroom 1

17' 9" x 11' 11" (5.41m x 3.63m)
Double glazed window to front, plush carpet, central heating radiator, detailed coving to ceiling, ceiling light connection.

Bedroom 2

14' 2" x 11' 9" (4.32m x 3.58m)
Double glazed window to rear, plush carpet, central heating radiator, coving to ceiling, ceiling spotlights.

Bathroom

14' 11" x 8' 4" (4.55m x 2.54m)
Fully tiled, ceiling spotlights, claw foot bath with taps & shower head attachment, wash hand basin with mixer tap, double shower cubical with glass





sliding doors, low level flush w/c, bidet, central heating radiator, heated towel rail, storage space with shelving.

Second Floor Landing

Plush carpet, ceiling spotlights, doors to bedrooms 3 & 4.

Bedroom 3

21' 7" x 17' 9" (6.58m x 5.41m)
2 skylights, plush carpet, ceiling spotlights, central heating radiator.

Bedroom 4

17' 9" x 8' 10" (5.41m x 2.69m)
Skylight, plush carpet, ceiling light connection, central heating radiator.

Rear Garden

Fencing surrounds for privacy, level lawned area, patio area, beyond is screening provided by mature trees, shared side passage for front to rear access.

Parking

On street parking with permit.



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welcome to

Reservoir Retreat, Birmingham

- No chain
- Unique purchase
- Freehold mid-terraced
- 3 spacious reception rooms
- newly fitted kitchen

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

£425,000



Total floor area 207.8 m² (2,237 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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