



smarthomes

Abbotsford Road

Sparkbrook, Birmingham

- A Three Bedroom End-Terrace Family Home
- Re-Fitted Kitchen & Ground Floor Family Bathroom
- Low Maintenance Rear Garden
- Two Reception Rooms

Offers Over £220,000

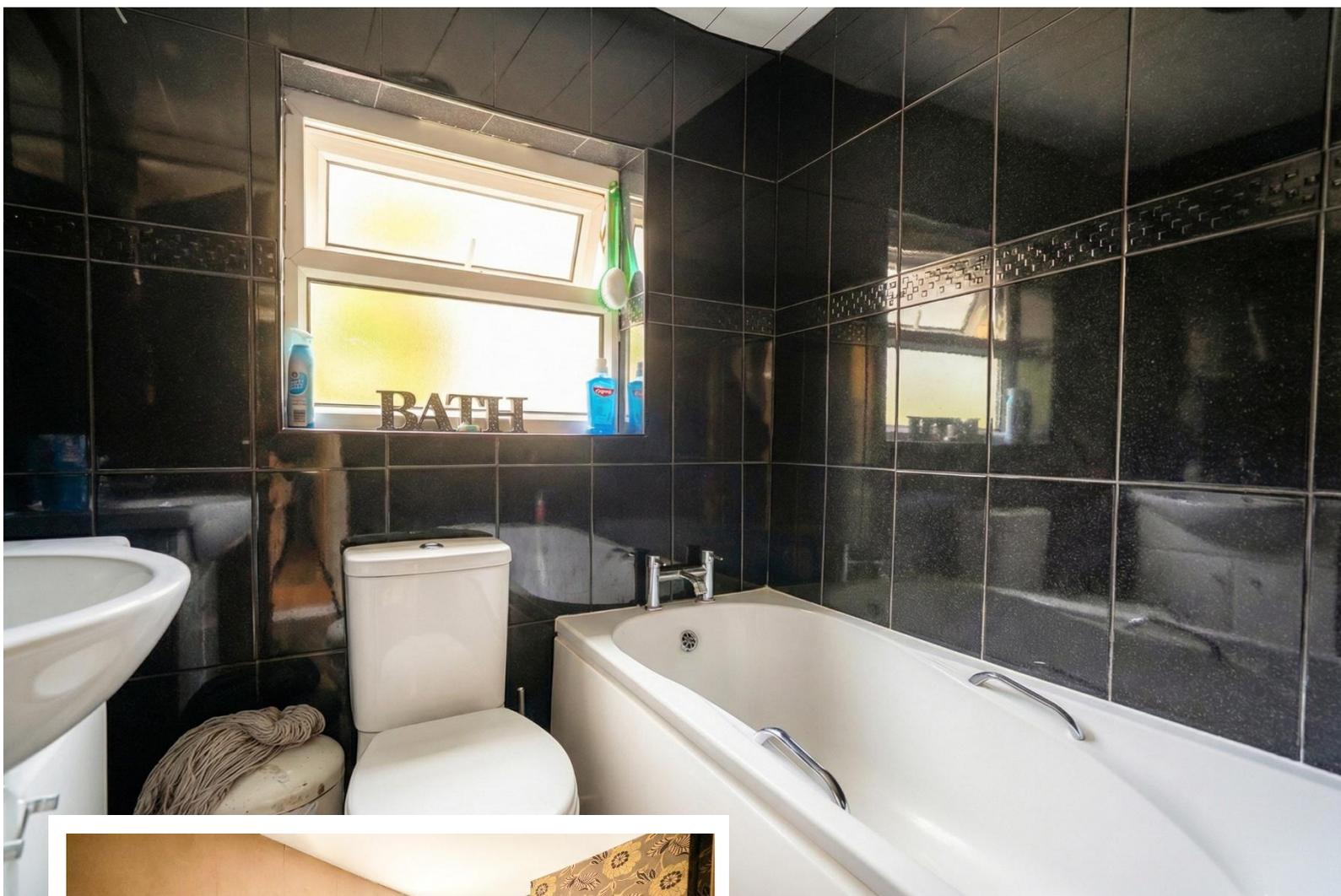
Current EPC Rating - D
Current Council Tax Band - A





Property Description

A well presented end-terrace family home offering accommodation comprising two reception rooms, re-fitted kitchen, ground floor family bathroom, three bedrooms, versatile useable loft room and an extensive low maintenance rear garden



Rooms & Measurements

Reception Room One to Front 3.4m x 3.3m (11'1" x 10'9")

Reception Room Two to Rear 3.5m x 3.4m (11'5" x 11'1")

Re-Fitted Kitchen to Side 2.6m x 1.7m (8'6" x 5'6")

Ground Floor Family Bathroom to Side 1.7m x 1.5m (5'6" x 4'11")

Bedroom One to Front 3.7m x 3.2m (12'1" x 10'5")

Bedroom Two to Rear 3m x 2.7m (9'10" x 8'10")

Bedroom Three to Rear 2.4m x 1.7m (7'10" x 5'6")

Versatile Useable Loft Space 4m max x 3.9m max (13'1" max x 12'9" max)

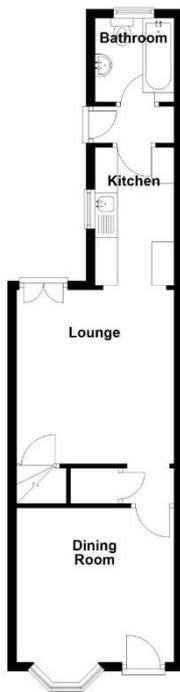
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

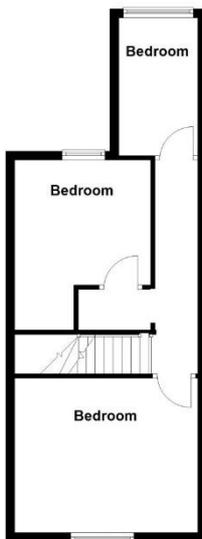
EPC supplied by Nigel Hodges. Current council tax band – A



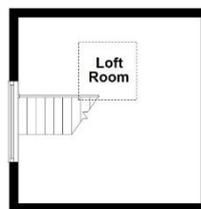
Ground Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.9 sq. feet)



Second Floor
Approx. 17.2 sq. metres (185.3 sq. feet)



Total area: approx. 97.9 sq. metres (1054.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.