Connells

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for sale

£310,000 Freehold

Clarence Road Sparkhill Birmingham B11 3LE

Ideal as a family home or investment, with ample living space and excellent potential. A versatile property offering five bedrooms, three reception rooms, bathroom with separate WC, and basement.

- Energy Rating: E
- No Chain
- Three Reception Rooms
- Five Bedrooms
- Kitchen

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Lounge 13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed bay window to front elevation and gas fire.

Reception Room 9' 6" x 11' (2.90m x 3.35m)

Double glazed window to side elevation and central heating radiator.

Dining Room 9' 5" x 12' 3" (2.87m x 3.73m)

Double glazed window to rear elevation, central heating radiator and disconnected gas fire.

Kitchen 9' 9" x 10' (2.97m x 3.05m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, tiling to splash prone areas and central heating boiler housed.

Lobby

Storage cupboard, tiling, door to WC and door out to rear garden.

Guest W.C

Double glazed window to side elevation and WC.

Bathroom

Double glazed window to rear elevation, p-shaped bath with shower over, wash hand basin, WC and fully tiled.

Landing

Bedroom One 9' 6" x 11' 4" (2.90m x 3.45m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two 12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three 11' 8" x 12' 9" (3.56m x 3.89m)

Double glazed window to front elevation, central heating radiator, large storage cupboard.

Bedroom Four 16' 10" x 10' 11" (5.13m x 3.33m)

Double glazed window to front elevation and double-glazed skylight. (Some restricted head space.)

Bedroom Five 11' 5" x 4' 11" (3.48m x 1.50m)

(Some restricted head space.)

Double glazed Velux window to rear elevation.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, extractor and fully tiled walls.

Basement 13' 5" x 10' 9" (4.09m x 3.28m)

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Rear Garden

Mainly slabbed patio with shared side access to frontage.

Outbuilding 15' 3" x 18' 9" (4.65m x 5.71m)

Double glazed French doors to front elevation, power and lighting.

Total floor area 177.4 m² (1,909 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

To view this property please contact Connells on

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Property Ref: KTH311139 - 0008

Tenure:Freehold EPC Rating: E

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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