



## Philip Sidney Road Sparkhill, Birmingham

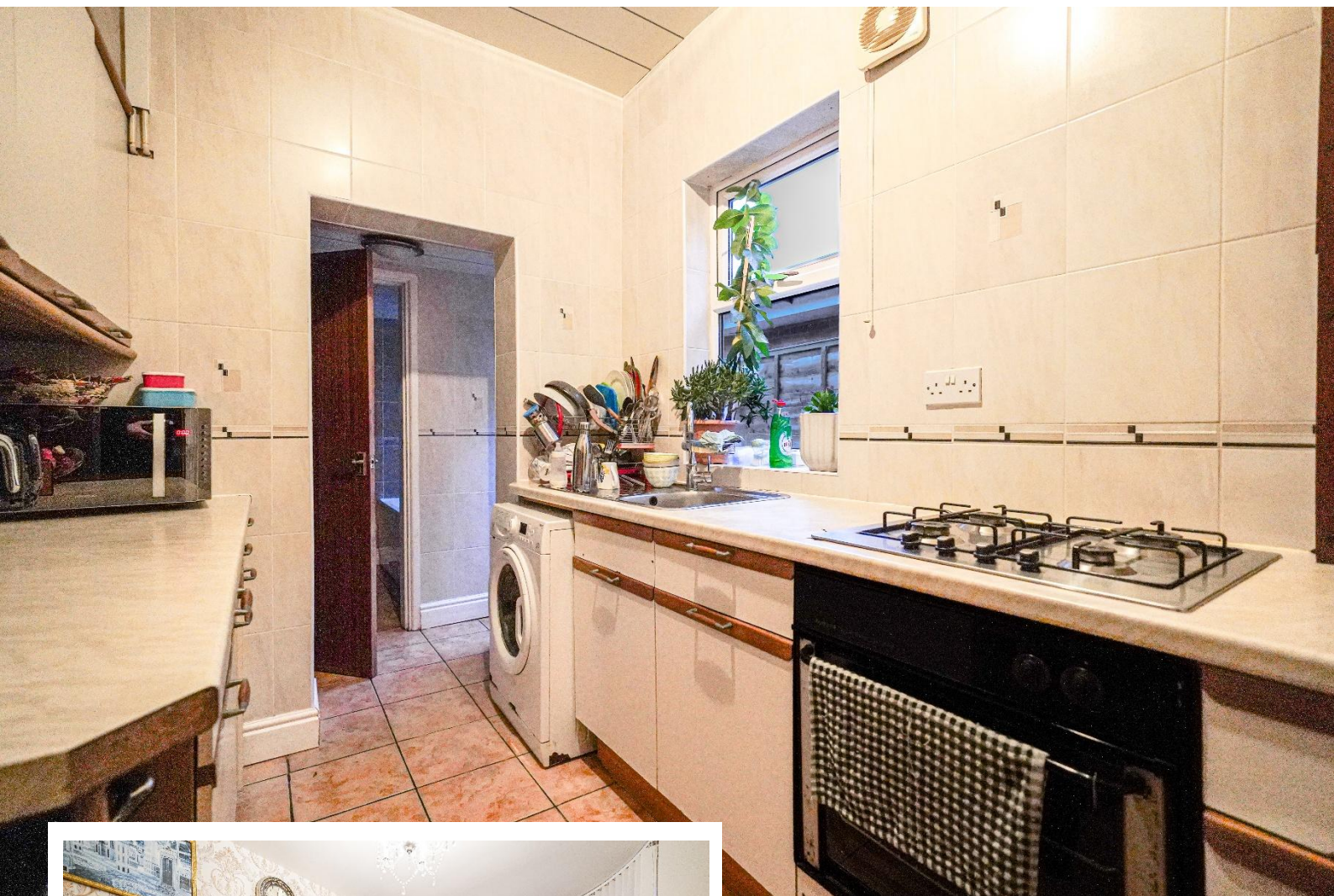
- A Three Bedroom Mid-Terrace Family Home
- Fitted Kitchen & Ground Floor Family Bathroom
- Low Maintenance Rear Garden
- Two Reception Rooms

**£220,000**

Current EPC Rating - D  
Current Council Tax Band - A







## Property Description

A three bedroom mid-terrace family home offering accommodation comprising two reception rooms, fitted kitchen, ground floor bathroom, versatile boarded loft storage space and low maintenance rear garden





## Rooms & Measurements

Reception Room One to Front 4.1m x 2.5m (13'5" x 8'2")

Reception Room Two to Rear 3.6m x 3.6m (11'9" x 11'9")

Fitted Kitchen to Side 2.7m x 2m (8'10" x 6'6")

Ground Floor Family Bathroom to Side

Bedroom One to Front 3.5m x 3.2m (11'5" x 10'5")

Bedroom Two to Rear 2.8m x 2.6m (9'2" x 8'6")

Bedroom Three to Rear 2.7m x 2m (8'10" x 6'6")

Versatile Boarded Loft Storage Space

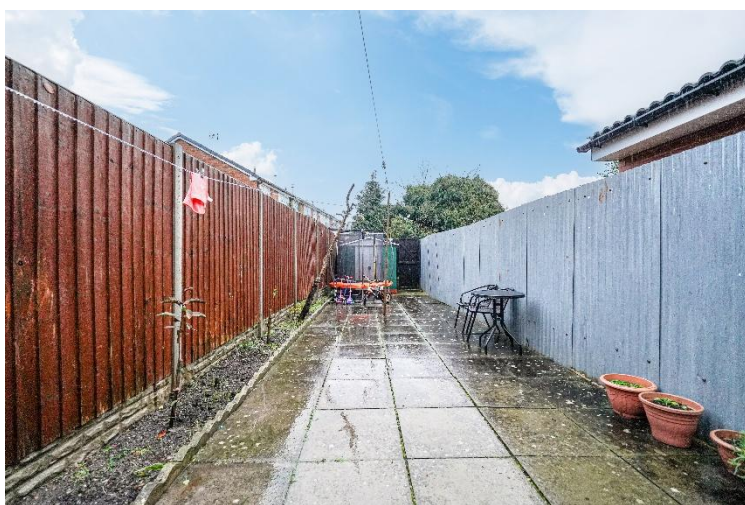
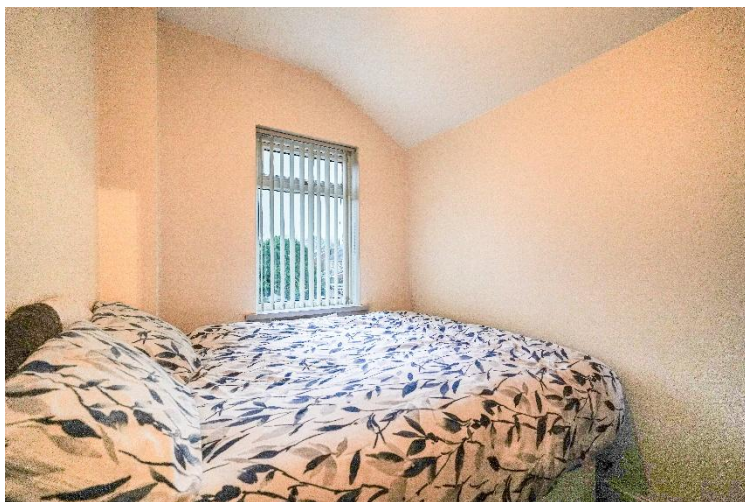
### Tenure

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.

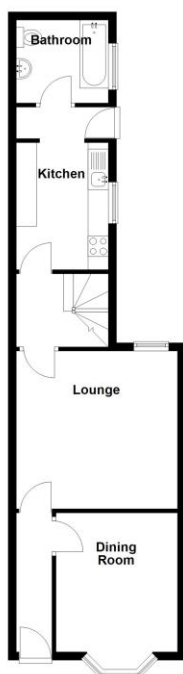
EPC supplied by Nigel Hodges.

Current council tax band – A

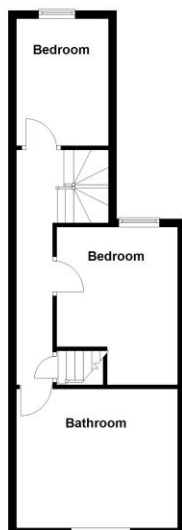




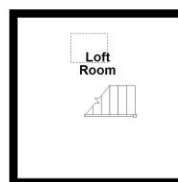
**Ground Floor**  
Approx. 48.1 sq. metres (517.6 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.0 sq. feet)



**Second Floor**  
Approx. 15.7 sq. metres (169.1 sq. feet)



Total area: approx. 104.9 sq. metres (1128.6 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.