

for sale

offers in excess of **£260,000** Freehold



Manningford Road Birmingham B14 5LU

The property has **INCREDIBLE TRANSPORT LINKS**, with easy access to the M42 and within walking distance to bus stops and local amenities. **FOUR BEDROOM** mid-terrace house is a lovely area, with a **SPACIOUS** lounge, and good-sized bedrooms. This is a fantastic refurbishment opportunity.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Porch

Entrance Hall

Wall mounted radiator, stairs to first floor, doors to

Lounge 19' 9" x 15' 10" (6.02m x 4.83m)

Double glazed window and sliding doors to Conservatory to rear, electric fireplace, wall mounted radiator, door to Void Space.

Conservatory 16' 11" x 9' 7" (5.16m x 2.92m)

Patio doors to rear garden, wall mounted radiator.

Kitchen 13' 2" x 10' 8" (4.01m x 3.25m)

Double glazed window to front, range of wall and base units, free standing gas cooker and hood, sink with drainer.

Void Space 10' 11" x 2' 9" (3.33m x 0.84m)

Void space between Kitchen and Lounge, with door leading to Lounge.

W.C.

Low level W.C., hand wash basin.

First Floor Landing

Access to storage cupboard, doors to

Bedroom One 10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window to front, wall mounted radiator.

Bedroom Two 9' 11" x 7' (3.02m x 2.13m)

Double glazed window to front, wall mounted radiator.

Bedroom Three 10' 3" x 9' 10" (3.12m x 3.00m)

Double glazed window to rear, wall mounted radiator.

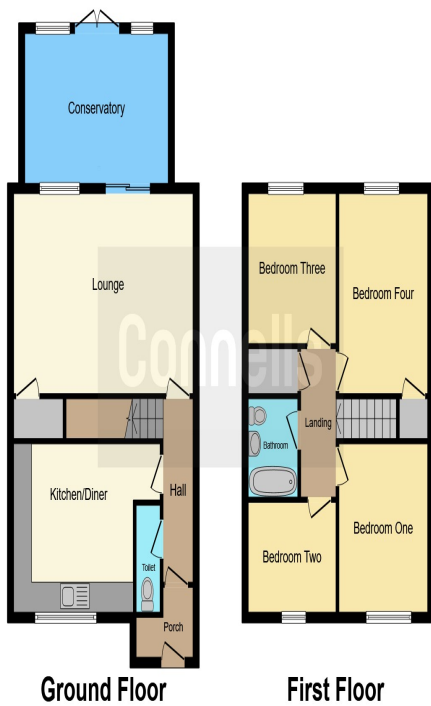
Bedroom Four 13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to rear, storage cupboard, wall mounted radiator.

Bathroom

Low level W.C., hand wash basin, bathtub with overhead electric shower.





To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Property Ref: KTH310639 - 0011

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.focalagent.com

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk