



FOR SALE

Durham Road, Sparkhill
Birmingham, B11 4LG

Price £329,950



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Thistle
estates

**DURHAM ROAD
SPARKHILL, BIRMINGHAM, B11 4LG**

**SUBSTANTIAL FIVE-BEDROOM PERIOD FAMILY HOME
WITH CELLAR, THREE RECEPTION AREAS, EXTENDED
KITCHEN & OUTBUILDING**

An excellent opportunity to acquire this substantial five-bedroom mid-terraced period residence, conveniently situated on Durham Road in the established and popular residential area of Sparkhill.

Offering particularly generous and versatile accommodation arranged over three floors, together with a cellar, rear extension and substantial detached/single-storey outbuilding, the property is ideally suited to a larger or growing family seeking spacious accommodation within easy reach of Birmingham city centre and the extensive amenities of Stratford Road and surrounding areas.

The property retains a wealth of attractive period character and original architectural features, including traditional coving, ceiling roses, picture rails and period-style skirting boards, which complement the generous proportions associated with properties of this era.

Internally, the accommodation includes a large bay-fronted reception room, second reception room currently utilised as a bedroom, breakfast room, extended fitted kitchen, utility area and ground-floor shower room. The upper floors provide five bedrooms together with a family bathroom.

Further benefits include gas central heating, double glazing and all mains services, whilst externally there are low-maintenance front and rear gardens together with a particularly useful outbuilding



LOCATION

Durham Road is situated within the established residential district of Sparkhill, approximately south-east of Birmingham city centre.

The location is particularly convenient for the extensive shopping and everyday amenities available along Stratford Road, which provides a wide variety of supermarkets, independent retailers, restaurants, cafés, takeaways, banks and other services.

The surrounding Sparkhill, Sparkbrook, Small Heath, Hall Green and Moseley districts provide further shopping, leisure and recreational facilities, while Birmingham city centre offers an extensive range of retail, entertainment and employment opportunities.

The property is well placed for road access towards Birmingham city centre and the wider West Midlands road network, making the location convenient for those commuting throughout Birmingham and surrounding areas.

Public transport is readily accessible, with bus services operating along the nearby Stratford Road and surrounding routes. Small Heath railway station is approximately 1.3–1.4 km away, with Tyseley and Bordesley stations also within the wider locality.

Families are well served by educational facilities in the surrounding area. Nearby schools include Arden Primary School, English Martyrs' Catholic Primary School, Greet Primary School and Ark Boulton Academy, together with numerous other primary and secondary schools throughout Sparkhill and neighbouring districts.

Prospective purchasers should make their own enquiries with Birmingham City Council and the individual schools regarding current admissions and catchment arrangements.



THE PROPERTY

8 Durham Road comprises a traditional brick-built mid-terraced period residence beneath a tiled roof, subsequently extended to the rear to provide a particularly generous amount of accommodation.

One of the property's most attractive characteristics is the combination of substantial room proportions and surviving period detailing. Features including traditional coving, ceiling roses, picture rails and period skirting boards give the house a character that is increasingly difficult to find in more modern properties.

The accommodation is arranged over ground, first and second floors, with the additional benefit of cellar accommodation below.

The property is approached from Durham Road via a paved front garden enclosed by a brick boundary wall.

GROUND FLOOR FRONT RECEPTION ROOM

5.10m into bay x 3.95m into recess

An impressive and generously proportioned principal reception room situated to the front of the property.

The room benefits from a traditional bay window providing natural light and retains attractive period detailing appropriate to the age and character of the house.

A particular focal point is the coal-effect gas fire, set within an attractive beige granite surround, back panel, mantel and hearth and complemented by chrome detailing.

The generous dimensions make this an excellent principal family living room with ample space for a substantial suite of furniture.

REAR RECEPTION ROOM

4.25m x 3.08m into recess

A second generously proportioned reception room offering considerable flexibility.

The room is currently being utilised as a bedroom, demonstrating the versatility of the ground-floor accommodation, but could equally be used as a formal dining room, sitting room, family room or home office depending upon the purchaser's individual requirements.

BREAKFAST ROOM

5.14m x 2.67m Located towards the rear of the property and providing a useful additional everyday dining/breakfast area adjoining the kitchen.

The provision of separate reception and breakfast areas gives the ground floor considerable flexibility for larger families and entertaining.



EXTENDED FITTED KITCHEN

4.23m x 2.50m A substantial fitted kitchen forming part of the extended ground-floor accommodation.

The kitchen is fitted with a comprehensive range of base and eye-level storage units with off-white gloss doors and metal handles, complemented by attractive black granite work surfaces with silver fleck detailing.

Integrated appliances include:

- Stainless-steel oven
- Integrated microwave
- Stainless-steel five-burner gas hob
- Stainless-steel extractor above
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There is also a double-bowl, single-drainer black composite sink unit with mixer tap.

The kitchen provides excellent preparation and storage space and leads conveniently towards the utility and rear areas of the property.

UTILITY AREA

A useful utility area providing valuable additional domestic space and access to the ground-floor shower room.

A door provides direct access to the rear garden.

GROUND-FLOOR SHOWER ROOM

2.17m x 2.74m A particularly useful facility for a larger household, comprising:

- Low-flush WC
- Hand wash basin
- Walk-in shower
- Glass shower screen
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The presence of a full shower room at ground-floor level adds considerably to the flexibility of the accommodation.

CELLAR

4.08m x 3.76m The property also benefits from a useful cellar, providing additional storage space and representing a valuable feature of this traditional period home.

FIRST FLOOR

The first-floor landing provides access to four bedrooms and the family bathroom.

BEDROOM ONE – FRONT

4.08m x 4.23m into recess A particularly impressive principal bedroom offering excellent proportions and ample space for a comprehensive range of bedroom furniture.

BEDROOM TWO – FRONT

3.24m x 1.518m A useful additional bedroom situated to the front of the property, suitable for use as a child's bedroom, nursery, dressing room or home office.



BEDROOM THREE – REAR

3.91m x 4.29m Another particularly generous double bedroom positioned to the rear of the property. Its substantial dimensions make this an excellent second principal bedroom and further demonstrate the unusually spacious nature of the accommodation.

BEDROOM FOUR – REAR

2.72m x 2.73m A well-proportioned fourth bedroom providing further family, guest or home-working accommodation.

FAMILY BATHROOM

1.68m x 2.02m Conveniently positioned to serve the first-floor bedrooms and providing the property's principal family bathroom facilities.

SECOND FLOOR

BEDROOM FIVE / LOFT ROOM

6.74m x 5.67m into recess – maximum measurements

A particularly substantial second-floor room extending into the roof space.

The room benefits from a Velux-style roof window providing natural light and offers an impressive amount of additional accommodation.

Due to its position within the roof structure, the room incorporates descending/sloping ceiling heights towards the eaves, adding character whilst still providing a considerable overall floor area.

This versatile space could lend itself to a variety of uses according to a purchaser's requirements.

Purchasers and their legal advisers should satisfy themselves as to any relevant building regulation/planning documentation and the formal classification of the loft accommodation.

OUTSIDE

FRONT GARDEN

The property is set back from the pavement behind a paved front garden, enclosed by a traditional brick boundary wall, providing a low-maintenance approach to the house.

REAR GARDEN

To the rear is an enclosed garden with fencing to the boundaries.

Immediately adjoining the house is a paved yard/patio area, providing useful outdoor seating, entertaining and low-maintenance space.

Beyond the paved area, the garden is principally laid to lawn, providing an attractive and practical outdoor area particularly suited to family occupation.

The garden also provides access to a substantial single-storey outbuilding.

OUTBUILDING

Approximately 4.42m x 5.69m

A particularly useful and generously sized single-storey outbuilding situated within the rear garden.

The building offers excellent ancillary storage and potential for a variety of uses, subject to its construction, condition and any necessary planning permissions or building regulation approvals.

For purchasers requiring workshop, hobby, storage or other ancillary space, this represents an important additional feature of the property.



AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates
by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com



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1A King Edward Road
Moseley Birmingham B13 8HR

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TENURE:

Freehold

SIZE:

Total Area
TBC

SERVICES:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

LOCAL AUTHORITY:

Birmingham City Council

COUNCIL TAX BAND : 'C'