

CLIVE TANNER

WYATTS ESTATE AGENTS

Offers over £450,000

14 Phipson Road, Sparkhill, Birmingham B11 4JH



 **5**
Bedrooms

 **3**
Bathrooms

Highfield House, 1560-1562 Stratford Road, Hall Green, Birmingham
B28 9HA | view@clivetannerwyatts.co.uk

0121 778 1318

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A HUGE EXTENDED AND IMPROVED FIVE/SIX BEDROOM, THREE REFITTED BATH/SOWER ROOM, centrally heated and double glazed property with two separate reception rooms, LARGE REFITTED KITCHEN DINER with UNDERFLOOR HEATING, conservatory, downstairs W.C., rear garden and OFF ROAD PARKING to the front.

GROUND FLOOR ACCOMMODATION

Entrance Porch 2.26m x 0.67m (7.41ft x 2.20ft)

Hallway

Front Reception Room 4.85m Into Bay x 3.97m Max (15.91ft Into Bay x 13.02ft Max)

Rear Reception Room 6.97m x 3.22m Max (22.87ft x 10.56 Maxft)

Dining Kitchen 9.46m x 3.13m Max (31.04ft x 10.27ft Max)

Conservatory

Shower Room 2.92m x 1.49m (9.58ft x 4.89ft)

FIRST FLOOR ACCOMMODATION

Master Bedroom 4.83m Into Bay x 3.88m Max (15.85ft Into Bay x 12.73ft Max)

Bedroom Two 4.02m x 3.86m (13.19ft x 12.66ft)

Bedroom Five 3.30m Max x 2.78m (10.83ft Max x 9.12ft)

Shower Room 2.75m x 2.32m (9.02ft x 7.61ft)

SECOND FLOOR ACCOMMODATION

Bedroom Three 4.95m Max x 4.07m Max (16.24ft Max x 13.35ft Max)

Bedroom Four 4.34m Max x 3.11m Max (14.24ft Max x 10.20ft Max)

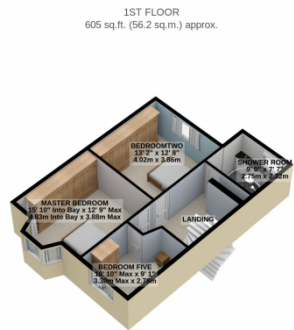
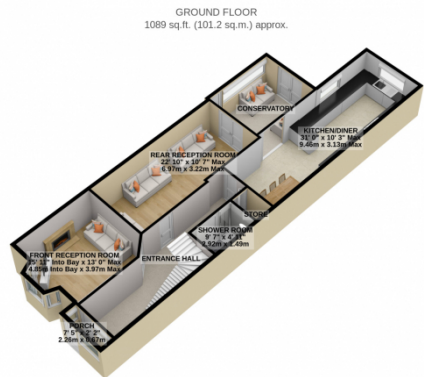
Store/Bedroom Six 2.64m x 1.49m (8.66ft x 4.89ft)

Bathroom 2.76m Max x 2.75m (9.06ft Max x 9.02ft)

OUTSIDE

Rear Garden

Off Road Parking To Front



PHIPSON ROAD, SPARKHILL B11 4JH - CLIVE TANNER WYATTS 0121 778 1318
TOTAL FLOOR AREA: 2196 sq.ft. (204.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

