



smart homes

- A Refurbished Mid-Terrace Family Home
- Three Good Size Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom

**Bromyard Road**

Sparkhill, Birmingham, B11 3BA

**£235,000**

EPC Rating - 61

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a paved fore garden with a storm porch and UPVC double glazed door leading into

### Entrance Hallway

With tiled flooring, ceiling light point and door leading off to

### Reception Room One to Front

14' 5" x 8' 10" (4.4m x 2.7m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point





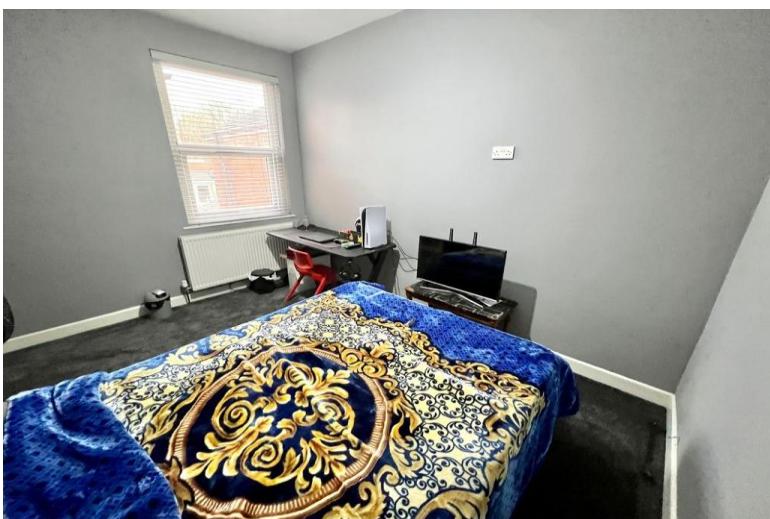
### Reception Room Two to Rear

12' 1" x 12' 1" (3.7m x 3.7m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring, access to stairs rising to first floor and door to



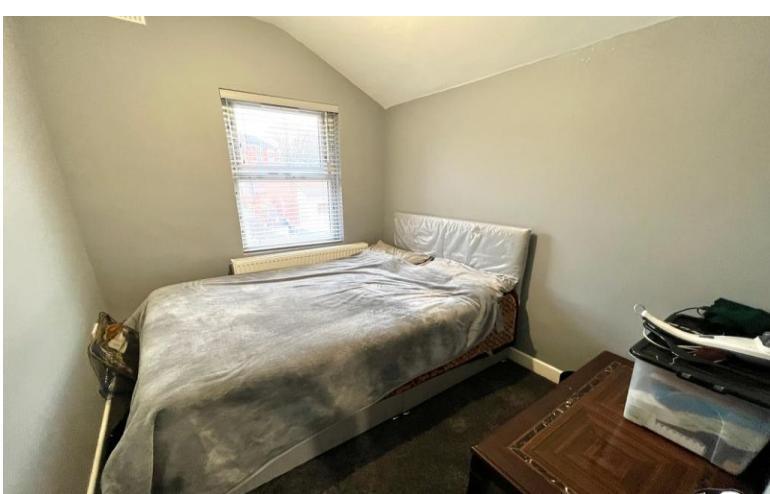
### Fitted Kitchen to Side

10' 9" x 7' 2" (3.3m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas and floor, ceiling light point and a double glazed door and window to the side aspect



### Inner Lobby

With tiled flooring, ceiling light point and door to



### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to side, tiling to floor and ceiling light point

### Landing

With two ceiling light points, radiator, obscure double glazed window to side, loft hatch and doors leading off to

### Bedroom One to Front

12' 1" x 12' 1" (3.7m x 3.7m) With double glazed window to front elevation, radiator and ceiling light point

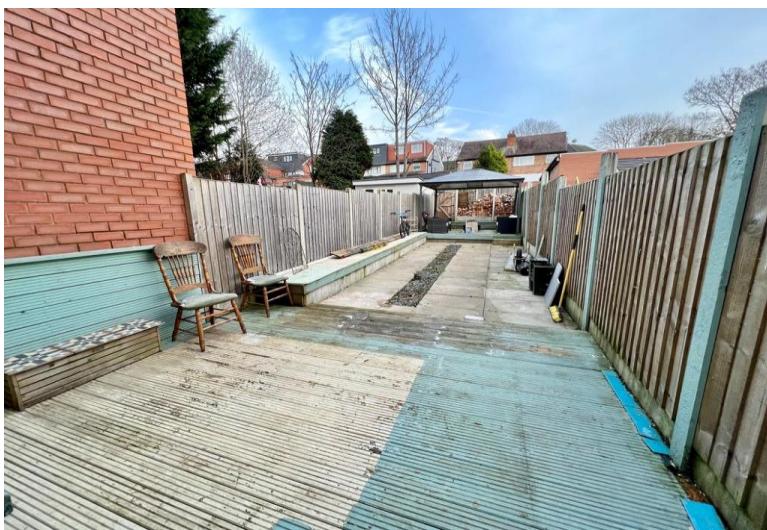
### Bedroom Two to Rear

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point



### Re-Fitted Family Bathroom to Side

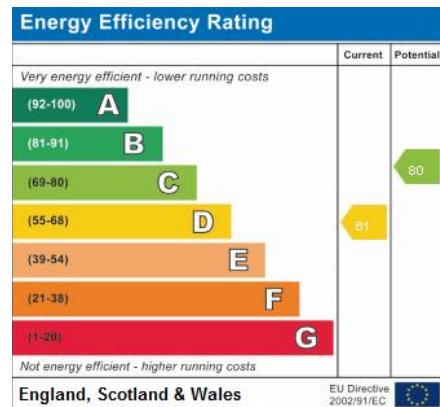
6' 2" x 4' 3" (1.9m x 1.3m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

### Rear Garden

Being paved and decked for ease of maintenance with panelled fencing to boundaries, gated rear access, cold water tap, gardeners W.C and a UPVC door leading to a storage area

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hedges. Current council tax band - B



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