



## Cateswell Road

Sparkhill, Birmingham, B11 3DY

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom

**£230,000**

EPC Rating '63'





## Property Description

The property is set back from the road behind a block edged tarmacadam driveway providing off road parking extending to UPVC double glazed door leading through to

### Enclosed Porch

Having a UPVC obscure double glazed door with matching windows to either side leading through to

### Entrance Hallway

With laminate flooring, dado rail, radiator, ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors radiating off to



### Dining Room to Front

12' 9" x 10' 9" (3.9m x 3.3m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point, laminate flooring and glazed double doors leading through to

### Lounge to Rear

15' 5" into bay x 11' 5" (4.7m x 3.5m) Having a UPVC double glazed bay incorporating French doors leading out to the rear garden, laminate flooring, ceiling light point and radiator



### Kitchen to Rear

10' 5" x 6' 6" (3.2m x 2.0m) Being fitted with a range of gloss fronted wall and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for four ring gas cooker with extractor over, space for fridge, space and plumbing for dishwasher, UPVC double glazed door leading out to the rear with matching window to side, radiator and ceiling light point

### Accommodation on the First Floor

#### Landing

With UPVC double glazed window to side, loft access, ceiling light point and doors radiating off to



#### Bedroom One to Rear

15' 5" into bay x 8' 6" up to wardrobe (4.7m x 2.6m) With UPVC double glazed bay window to rear elevation, radiator, ceiling light point, laminate flooring and a range of built-in wardrobes with mirrored sliding doors

#### Bedroom Two to Front

13' 1" into bay x 8' 6" up to wardrobes (4.0m x 2.6m) With UPVC double glazed bay window to front elevation, radiator, ceiling light point, laminate flooring and built-in wardrobes with sliding doors



#### Bedroom Three to Front

9' 6" x 5' 10" (2.9m x 1.8m) With UPVC double glazed window to front elevation, radiator and ceiling light point



### Re-Fitted Separate WC

Having a low flush WC with built-in wash hand basin, UPVC obscure double glazed window to side elevation, tiling to half height, tiled flooring and ceiling light point



### Re-Fitted Family Bathroom to Rear

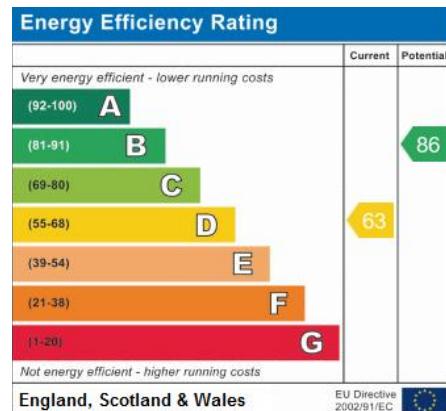
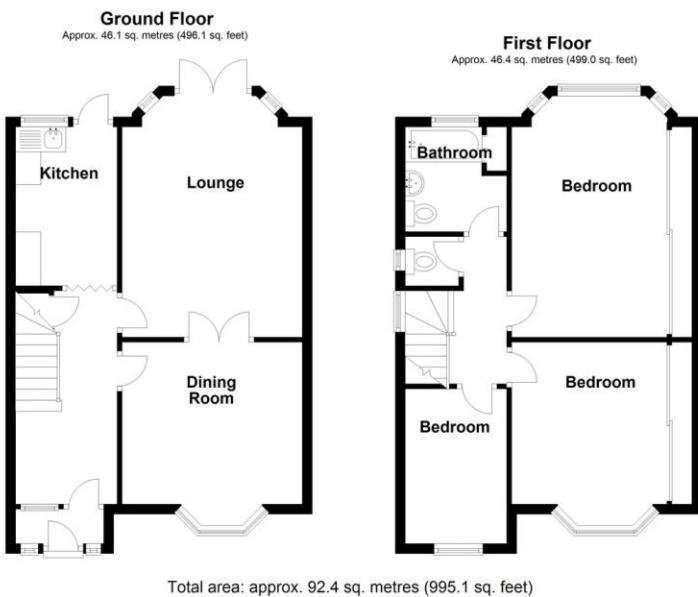
7' 2" x 6' 10" (2.2m x 2.1m) Being re-fitted with a three piece white suite comprising feature roll-top Victorian style bath with thermostatic rainfall shower over, separate handheld shower attachment and glazed screen, low flush WC and vanity wash hand basin, UPVC obscure double glazed window to rear, chrome ladder style radiator, complementary tiling to walls and floor, spot lights to ceiling, extractor and useful airing cupboard housing Worcester boiler

### Low Maintenance Rear Garden

With paved patio, useful outside storage cupboard, steps and fencing leading up to Astro Turf area, fencing to boundaries and further outside storage

### 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 Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements