

Main Street, Sparkbrook

Offers Around £165,000

- PORCH
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- SEPERATE WC
- CONVENIENT LOCATION
- HALLWAY
- LOUNGE
- BATHROOM
- LOW MAINTENANCE REAR GARDEN

This two double bedroom terraced property offers well proportioned family accommodation in this popular and convenient location in Sparkbrook.

We are advised that there is good schooling in the area for children of all ages, with catchment area being subject to confirmation from the Birmingham City Council Education Department.

Local shopping facilities can be found in nearby Hall Green, Sparkhill or Moseley centres all boasting a variety of supermarkets and specialists shops, coupled with public houses and restaurants.

An excellent location therefore for this terraced property which is set back from the road behind a paved hardstanding leading up to an entrance door which opens in to the

PORCH

Having ceiling light point, door to storage cupboard and door to

HALLWAY

Having ceiling light point, storage cupboard, stairs rising to first floor landing and doors to the kitchen diner and

LOUNGE

13'8" x 10'11" (4.17m x 3.33m)

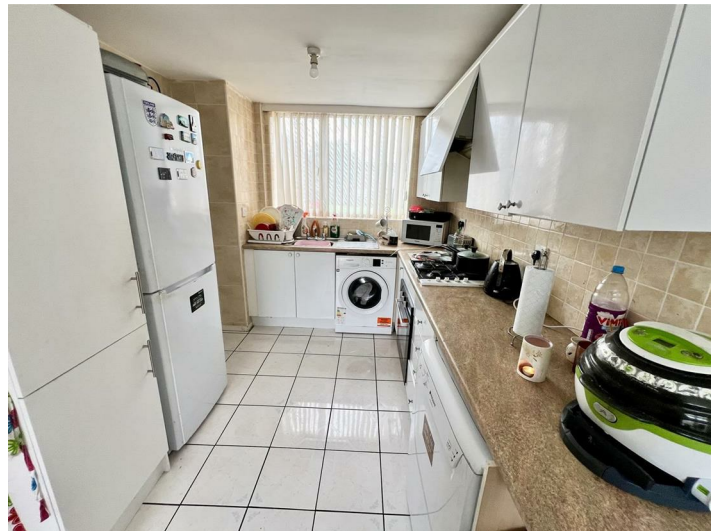


Having double glazed sliding door to rear garden, ceiling light point, central heating radiator and door to dining area

KITCHEN DINER **19'8" x 8'5" (5.99m x 2.57m)**



KITCHEN AREA



Having double glazed window to front aspect, a range of wall and base unite with roll top work surface over incorporating stainless steel sink and drainer, electric oven, four ring gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine and dishwasher and ceiling light point

DINING AREA

Having ceiling light point, central heating radiator, double glazed window to rear aspect and double glazed door to rear garden

FIRST FLOOR LANDING

Having double glazed window to front elevation, ceiling light point, door to storage cupboard and doors to the two bedrooms, bathroom and separate wc

BEDROOM ONE
13'8" x 10'9" (4.17m x 3.28m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM TWO
13'9" x 8'10" (4.19m x 2.69m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and loft access

BATHROOM



Having double glazed window to front elevation, panel bath

with electric shower over, pedestal wash hand basin, ceiling light point and central heating radiator

SEPERATE WC

Having double glazed window to front elevation, low level wc, wall mounted corner wash hand basin, ceiling light point and central heating radiator

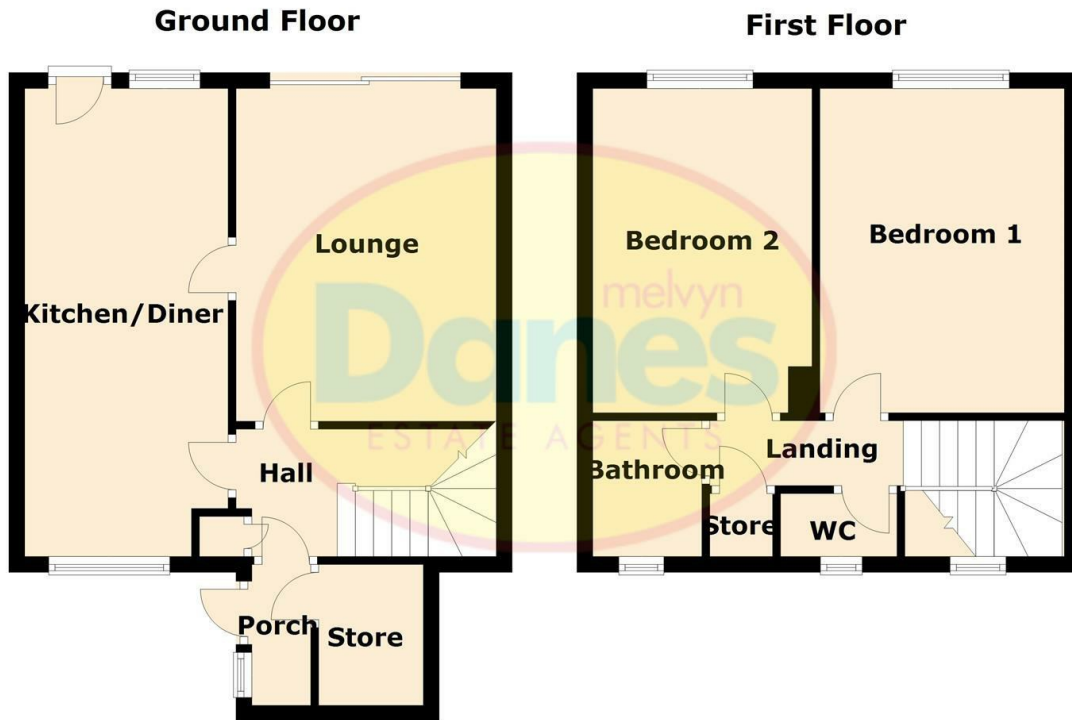
REAR GARDEN



Paved rear garden with gated access to the rear

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

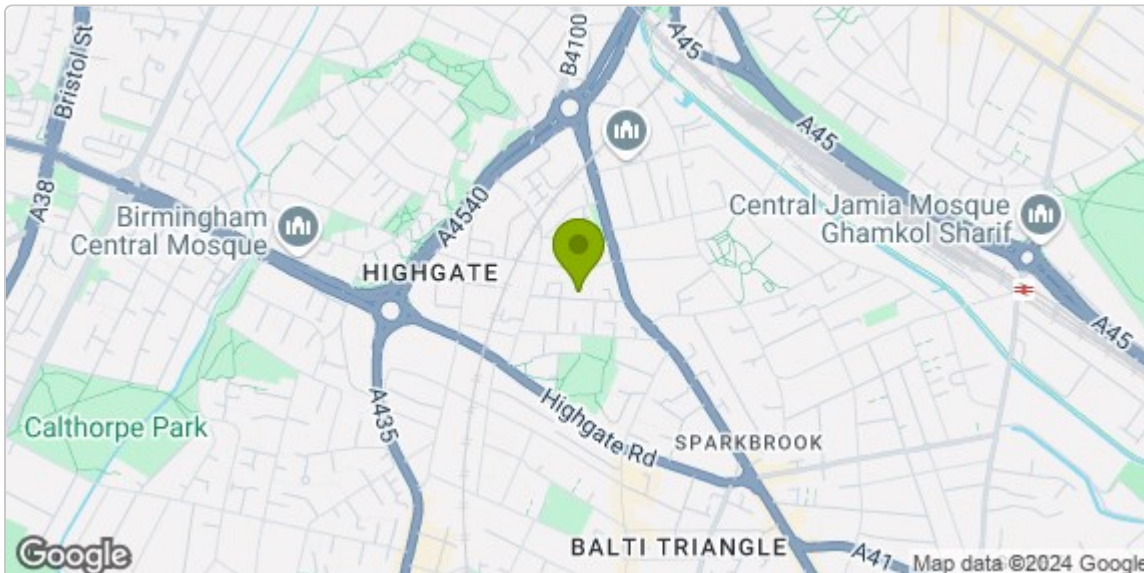
COUNCIL TAX -Band A

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
72 Main Street Sparkbrook
Birmingham B11 1SH

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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