

Horton & Storey



Sladepool Farm Road, Birmingham,

£250,000

Property Features

- NO CHAIN
- Large Corner Plot
- Potential To Extend Further (STPP)
- Guest WC
- Refurbished
- Three Bedrooms

Full Description

LOCAL AREA The property is convenient location with access to a large range of amenities and great transport links into Birmingham city centre. A local promenade of shops are located near by and bus links into Kings Heath centre are easily accessible.

APPROACH Via the front garden path leading to the front door.

GROUND FLOOR

ENTRANCE HALL Having stairs to the first floor landing, a central heating radiator and a door leading to the lounge.

LOUNGE 12' 11" x 16' 5" (3.95m x 5.01m) A bright lounge with a double glazed bay window to the front elevation, central heating radiator and a door leading to the dining room.

DINING ROOM 8' 9" x 12' 9" (2.69m x 3.90m) A dining room perfect for entertaining and families with it having openings onto the kitchen giving that 'open plan' effect. There is a corner fire place with electric fire, central heating radiator, doors leading to the guest WC and storage cupboard.



EXTENDED KITCHEN Having a range of wall and floor base units with marble work surfaces incorporating an inset sink with mixer tap and a four ring gas hob. There is an integrated oven, tiling to splash prone areas and three double glazed windows to the rear elevation.

WC Comprising of a sink and a wc.

UTILITY ROOM 12' 1" x 15' 5" (3.7m max x 4.7m max) Double glazed windows to the front and rear elevation, a central heating radiator, a wall mounted central heating boiler, plumbing for a washing machine, a door to the front elevation leading to the drive and a door leading to the garage.

FIRST FLOOR

LANDING Doors to first floor accommodation and a double glazed window to the side elevation.

BEDROOM ONE 12' 8" x 10' 0" (3.87m x 3.06m) Having a double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO 10' 1" x 10' 0" (3.08m x 3.07m) A double glazed window to the rear elevation over looking the rear garden and a central heating radiator.

BEDROOM THREE 6' 2" x 8' 1" (1.9m x 2.48m) A double glazed window to the front elevation and a central heating radiator.

REFITTED FAMILY BATHROOM A fully tiled bathroom with the suite comprising of a panelled bath with shower screen and shower over, a sink and a low level flush wc. There is an obscure double glazed window to the side elevation and a heated towel rail.

OUTSIDE

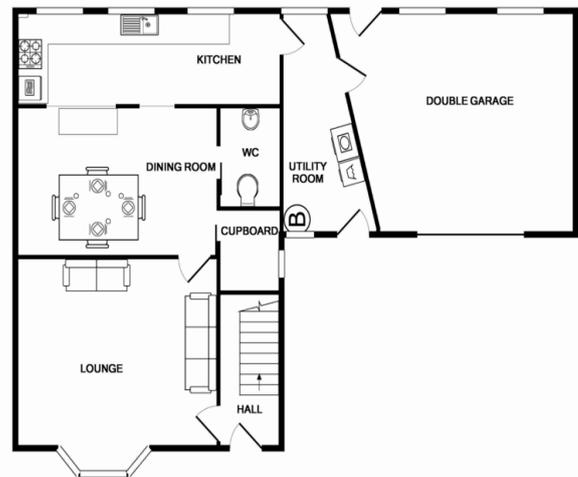


REAR AND SIDE GARDEN This is the main selling feature to the property. The plot is wider than average and has got plenty of potential for further extensions (STPP).

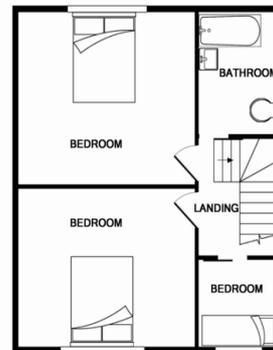
DOUBLE GARAGE 15' 5" x 19' 4" (4.7m x 5.9m) Ideal for mechanics or storage this is a large double garage with a door leading to the rear garden, two double glazed windows to the rear elevation, electric points and a garage door to the front elevation.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements

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