

## For Sale

offers over **£750,000** Freehold



## Clarendon Road Birmingham B16 9SD

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- Energy Rating: E
- SET OVER THREE STORIES
- CELLAR
- SIX BEDROOMS
- FANTASTIC LOCATION
- ORIGINAL FEATURES



# Property Details

## Approach

The property is approached via a tarmac driveway, with a gate providing access to the rear garden

## Lower Ground Floor

### Cellar

A versatile space offering excellent potential for storage, a workshop, or further development to suit individual needs.

## Ground Floor

### Entrance Hall

A charming entrance hall featuring original Milton tiled flooring and a striking stained glass inner porch door. Stairs lead to the first floor and down to the cellar, with a storage cupboard tucked beneath. A radiator provides warmth, and a rear door opens directly to the garden.

### Dining Room

A bright and inviting space with a window to the front aspect, feature fireplace, and carpeted flooring. Includes a ceiling light point, radiator, and ample room for dining and entertaining.

### Lounge

A comfortable living space featuring patio doors to the rear garden, a feature fireplace, and carpeted flooring. Includes a ceiling light point and radiator, creating a warm and welcoming atmosphere.

### Breakfast Room

A cosy space with a window to the side aspect, carpeted flooring, and both ceiling and wall light points. Features a radiator and opens through to the kitchen, ideal for casual dining.

### Kitchen

Fitted with a range of wall and base units, a sink with drainer, and plumbing for a washing machine. A window to the side aspect provides natural light, complemented by a ceiling light point.

### Bathroom

Equipped with a bath, hand wash basin, W.C., and bidet, this bathroom also features an obscured window to the side aspect for privacy and a ceiling light point.

## Bedroom Six

A bright room with a window to the rear aspect, carpeted flooring, and a ceiling light point.

## Garden

A large, private garden featuring a well-maintained lawn and a variety of mature trees, offering a peaceful outdoor retreat with plenty of space for relaxation or entertaining.

## First Floor

### Bedroom Four

A spacious room featuring two windows to the front aspect, a fireplace, carpeted flooring, and a ceiling light point.

### Dressing Room

Accessed through Bedroom Four, this room features a window to the front aspect and a ceiling light point, offering a bright and private space for dressing or storage.

### Bedroom One

A comfortable room with a window to the rear aspect, feature fireplace, carpeted flooring, and a ceiling light point.

### Shower Room

Fitted with a shower, hand wash basin, and W.C., this room also features an obscured window to the side aspect for privacy.

### W.C

Fitted with a W.C., this room includes an obscured window to the side aspect for privacy and a ceiling light point.

### Bedroom Five

Having a window to the rear aspect, feature fireplace, and carpeted flooring. Includes a ceiling light point, offering a comfortable and versatile space.

## Second Floor

### Landing

A bright landing area featuring a skylight, ceiling light point, and a storage cupboard, offering access to the upper floor rooms.





### Bedroom Three

A spacious room featuring two windows to the front aspect, carpeted flooring, and a ceiling light point.

### Study

Accessed via Bedroom Three, this versatile space includes a sink with base units and a ceiling light point, ideal for use as a kitchenette, study, or hobby room.

### Bedroom Two

A spacious room featuring two windows to the rear aspect, carpeted flooring, and a ceiling light point.

### Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

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Property Ref: BEA312233 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: F

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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