



Clarence Road Sparkhill Birmingham B11 3LE

for sale offers over
£310,000



Property Description

This spacious five-bedroom mid-terrace property offers excellent potential as a family home or investment opportunity. Benefiting from three reception rooms, providing flexibility for dining, entertaining, or working from home.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC for added convenience. Two further bedrooms to the top floor offers further versatile space, while the basement provides additional storage or potential for conversion (subject to the necessary consents).

Well-situated close to local amenities, schools, and transport links, this property combines character, space, and potential-making it an ideal choice for buyers seeking a home to grow into or a rewarding investment.

Please note that the AML fee covers 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

Entrance Hallway

Central heating radiator and door into cellar.

Lounge

13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed bay window to front elevation and gas fire.

Dining Room

9' 5" x 12' 3" (2.87m x 3.73m)

Double glazed window to rear elevation, central heating radiator and disconnected gas fire.

Reception Room

9' 6" x 11' (2.90m x 3.35m)

Double glazed window to side elevation and central heating radiator.

Kitchen

9' 9" x 10' (2.97m x 3.05m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, tiling to splash prone areas and central heating boiler housed.

Lobby

Storage cupboard, tiling, door to WC and door out to rear garden.

Guest W.C

Double glazed window to side elevation and WC.

Bathroom

Double glazed window to rear elevation, p-shaped bath with shower over, wash hand basin, WC and fully tiled.

Landing

Bathroom

Bedroom One

9' 6" x 11' 4" (2.90m x 3.45m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 8" x 12' 9" (3.56m x 3.89m)

Double glazed window to front elevation, central heating radiator, large storage cupboard.

Bedroom One

16' 10" x 10' 11" (5.13m x 3.33m)

Double glazed window to front elevation and

double glazed skylight. (Some restricted head space.)

Bedroom Five

11' 5" x 4' 11" (3.48m x 1.50m)

(Some restricted head space.)

Double glazed velux window to rear elevation.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, extractor and fully tiled walls.

Basement

13' 5" x 10' 9" (4.09m x 3.28m)

Rear Garden

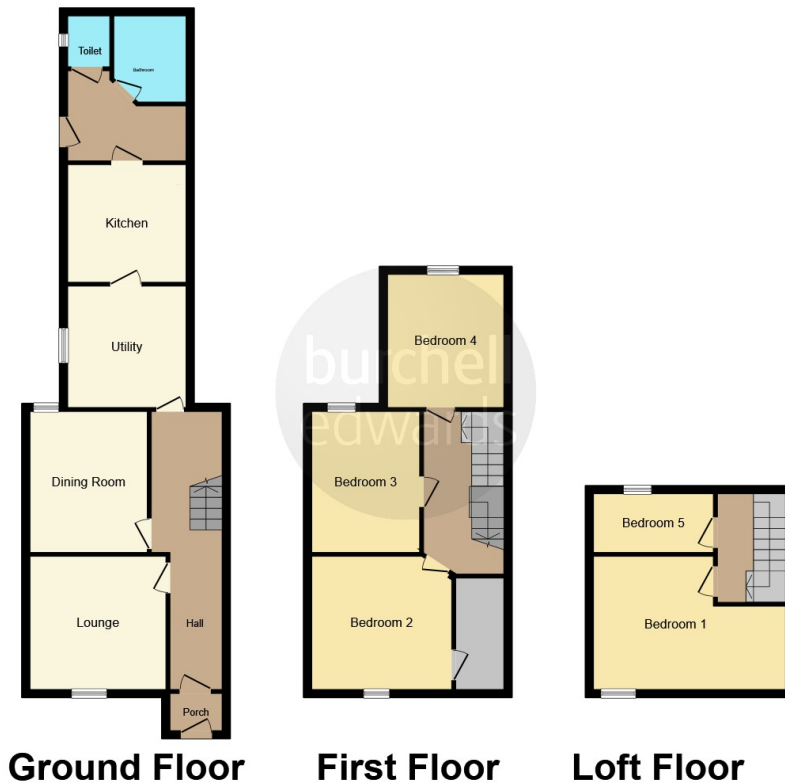
Mainly slabbed patio with shared side access to frontage.

Outbuilding

15' 3" x 18' 9" (4.65m x 5.71m)

Double glazed French doors to front elevation, power and lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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