

Branch Office:
1130 Stratford Road
Hall Green
Birmingham B28 8AE
Tel: 0121 778 6969
Fax: 0121 778 6967

Paul & Sons

Estate Agents

Head Office:
427 Stratford Road
Sparkhill
Birmingham B11 4LB
Tel: 0121 771 3435
Fax: 0121 772 2973

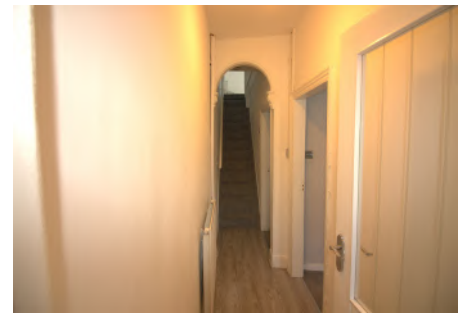
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www.paulandsons.co.uk (e) info@paulandsons.co.uk

FOR SALE



15 FREDERICK ROAD, SPARKHILL, BIRMINGHAM, B11 4JS



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



Paul & Sons are pleased to present the opportunity to purchase the freehold of this well presented mid-terraced house, situated in Sparkhill, Birmingham.

The house briefly comprises of two reception rooms, kitchen and bathroom to the ground floor.

The first floor includes three bedrooms and a WC.

There is a fourth bedroom on the second floor, along with some storage space.

Property benefits from having PVC double glazing, full gas central heating, a medium-sized rear garden and on-street parking.

Viewing is highly recommended to be appreciated, an opportunity not to be missed.

Viewing is strictly by appointment through Paul & Sons.

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Ground Floor

Entrance Hallway - 14'70" x 2'65" approx. (38.95 SQ FT - 3.61 SQ M)

The entrance is approached via a PVC laminate entrance door, having laminate flooring, c/h radiator on the left-hand side wall and ceiling light points. The first floor is accessible from the staircase which located in the entrance hallway, directly opposite the entrance door. The first door on the right-hand side leads to:

Reception Room 1 – 13'68" x 11'59" approx. (158.55 SQ FT – 14.72 SQ M)

This room benefits from a fireplace, carpet flooring, ceiling light points, power points, and a large PVC double glazed bay window to front elevation.

Reception Room 2 - 11'99" x 10'86" approx. (130.21 SQ FT – 12.09 SQ M)

The second door on the right-hand side of the entrance hallway leads to Reception Room 2. The room benefits from a fireplace, carpet flooring, ceiling light points, power points, and a window facing towards rear elevation.

A second wooden door with glass panels, leads to the:

Kitchen - 11'96" x 7'18" approx. (85.87 SQ FT – 7.97 SQ M)

The kitchen has ceramic tiled flooring, ceiling light points, power points, good range of floor and wall mounted units with rollover worktop surface, s/s single drainage sink unit, s/s gas hob with oven, s/s extractor fan, and a PVC double glazed window to side elevation. The space underneath the staircase has been utilised as a storage cupboard, which is accessed via a wooden door in the kitchen.

Utility Area – 5'86" x 3'48" approx. (20.39 SQ FT – 1.89 SQ M)

At the rear of the kitchen there is a small utility area. There is one door to side elevation, from which the garden is accessible. A second door gives access to the:

Bathroom - 7'97" x 5'58" approx. (44.47 SQ FT – 4.13 SQ M)

Tiles to walls and floor with a bathtub and low-flush WC. There is an obscured PVC double glazed window to side elevation.

First Floor

Landing Space - 12'09" x 4'58" approx. (55.37 SQ FT – 5.14 SQ M)

The staircase leads up to a small landing space and corridor which lead to the three bedrooms and a WC, as well as a second staircase that leads to the second floor. Having carpet flooring and ceiling light points.

Bedroom One - 11'16" x 15'05" approx. (167.95 SQ FT – 15.60 SQ M)

Having carpet flooring, ceiling light points, power points and PVC double glazed window facing towards front elevation.

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Bedroom Two - 12'16" x 8'16" approx. (99.22 SQ FT – 9.21 SQ M)

Having carpet flooring, ceiling light point, power points, and PVC double glazed window facing to rear elevation.

Bedroom Three - 7'34" x 9'51" approx. (69.80 SQ FT – 6.48 SQ M)

Having carpet flooring, ceiling light point, power points and a PVC double glazed window facing to rear elevation.

W.C. - 7'14" x 2'73" approx. (19.49 SQ FT – 1.81 SQ M)

Second Floor

Bedroom Four - 14'10" x 11'80" approx. (166.38 SQ FT – 15.45 SQ M)

With a pitched roof, having carpet flooring, ceiling light point, power points and a sky light window facing to rear elevation. There is also additional in-built storage space.

Outside

Front Garden

Bordered off with a brick wall all around, with room to store bins.

Rear Garden

Medium-sized rear garden, with concrete slabs and bordered with a wooden fence.

Tenure

The Agent understands that the property is freehold with vacant possession.

Viewing

Strictly by prior appointment with Paul & Sons (T) 0121-778-6969 - 0121-771-3435

Price: Offers Around: £190,000

Agents Note

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the ()Freehold or the (*)Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*

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