



## 41 Newton Road

Sparkhill, Birmingham, B11 4PT

Offers Over £220,000





**Lovely three bedroom mid-terrace home located in this popular residential location in Sparkhill which offers excellent access to all of the local amenities offered via the nearby Stratford Road but also offers excellent access into the City Centre and to Moseley Village via the local transport links, The property benefits from double glazing, central heating and in brief the accommodation on offer comprises of; shallow fore garden, entrance hallway, two reception rooms, kitchen, downstairs bathroom and access to a landscaped rear garden. To the first floor the property offers three bedrooms and a separate WC. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation offer, please contact our Moseley branch.**



### Approach

The property is approached via a shallow fore garden with front entry door opening into:

### Hallway

With ceiling light point, central heating radiator, laminate to flooring and doors opening into:

### Reception Room One

10'2" x 14'5" into bay window (3.11 x 4.40 into bay window)

With double glazed bay window to the front aspect, central heating radiator, wall mounted gas fireplace and ceiling light point.

### Reception Room Two

13'11" x 11'9" (4.26 x 3.59)

With continued laminate to flooring, wall mounted gas heater, ceiling light point, double glazed window to the rear aspect, central heating radiator and single glazed door opening into:

### Inner Lobby

With stairs giving rise to the first floor accommodation, ceiling light point, continued laminate to flooring and door opening into:

### Kitchen

7'10" x 11'2" (2.41 x 3.42)

With lino to flooring, wall and base units with marble effect worksurfaces incorporating stainless steel sink and drainer with mixer tap over wall mounted 'Worcester' combination boiler, space for washing machine, dishwasher and 'Electrolux' cooker, gas hob with extractor over, door opening into under stairs storage cupboard providing useful storage and ceiling light point, double glazed window to the side aspect and further door opening into:

### Inner Lobby Area

With space for fridge freezer, ceiling light point, lino to flooring, central heating radiator, double glazed opaque door giving access to the rear garden and further door opening into:

### Bathroom

6'5" x 7'4" (1.97 x 2.24)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over, wall mounted extractor fan, double glazed opaque window to the side aspect, central heating radiator and ceiling light point.

### First Floor Landing

From inner lobby stairs gives rise to the first floor landing with double glazed window to the side aspect, central heating radiator, ceiling light point and doors opening into:

#### Bedroom One

11'11" x 14'1" (3.64 x 4.31)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

#### Bedroom Two

12'0" x 13'7" (3.66 x 4.15)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

#### Bedroom Three

7'10" x 7'9" (2.41 x 2.37)

With double glazed windows to the rear aspect, ceiling light point and central heating radiator.

### Separate WC

2'11" x 4'8" (0.89 x 1.43)

With lino to flooring, low flush WC, sink on pedestal with two taps over and ceiling light point.

### Rear Garden

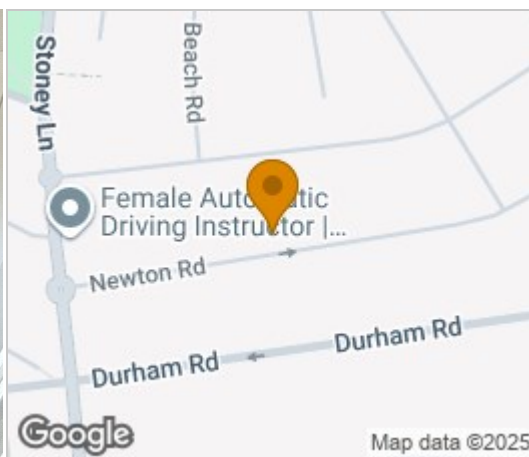
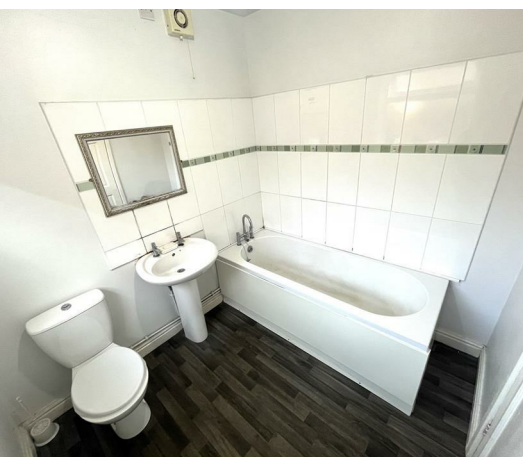
With a paved patio area leading to lawn turfed area with fencing to borders and front to rear access.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 41 Newton Road, Sparkhill, Birmingham, B11 4PT is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.







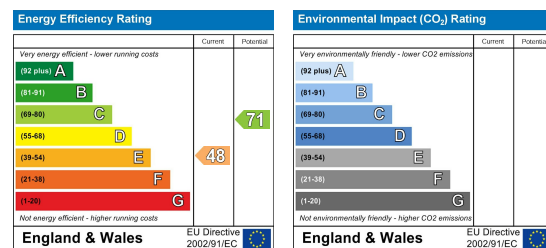
## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.