



smarthomes

## Runnymede Road

Sparkhill, Birmingham

- A Well Presented & Spacious Three Bedroom Family Home
- Through Lounge, Breakfast Kitchen/Diner, Conservatory & Guest W.C
- Four Piece Family Bathroom & No Upward Chain
- Side Garage & Driveway Parking

**£340,000**

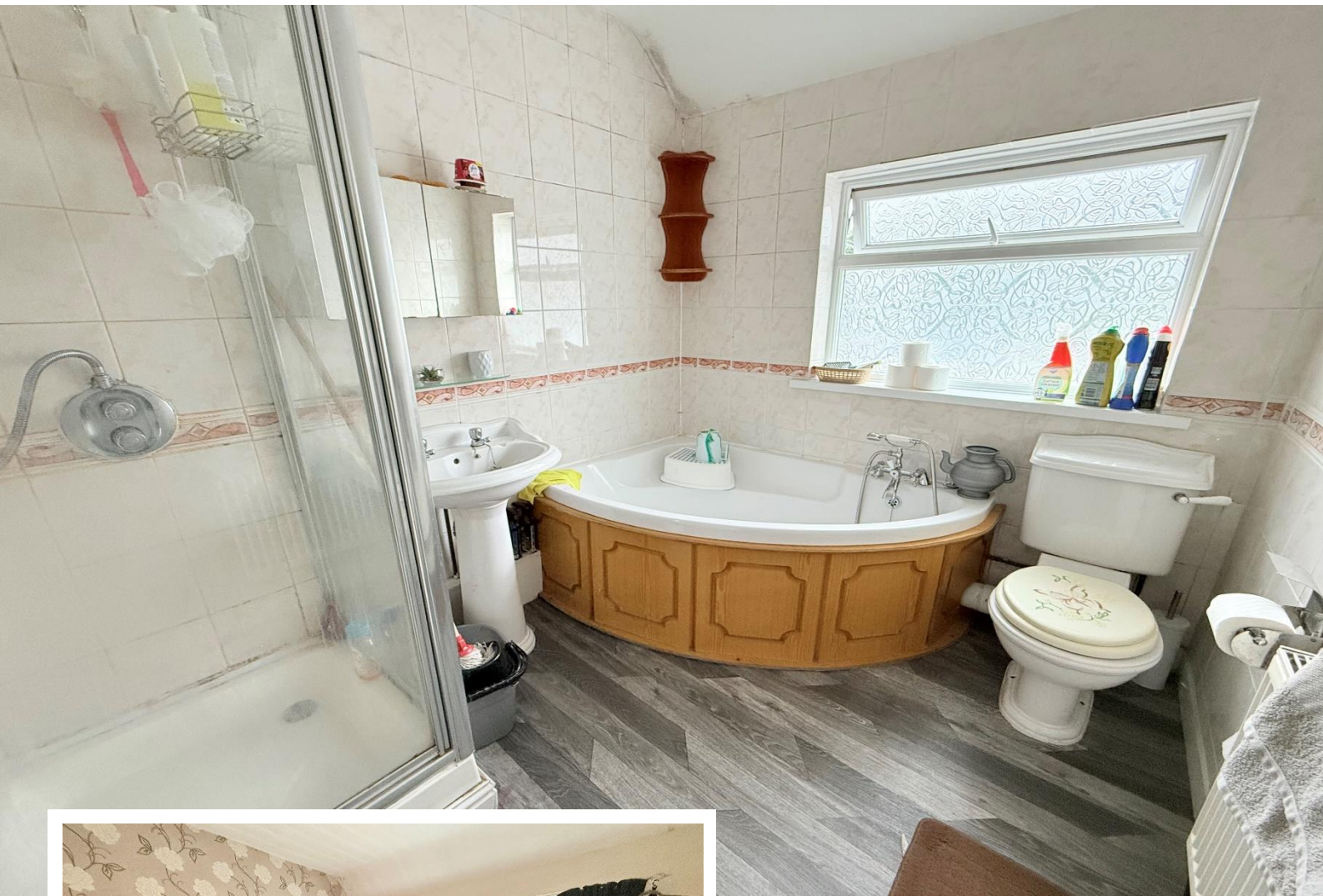
Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A well presented & spacious semi-detached family home offering accommodation which is comprising of three bedrooms, through lounge, conservatory, breakfast kitchen/diner, guest W.C, inner lobby area, four piece family bathroom, large rear garden, side garage and driveway parking



## Rooms & Measurements

Through Lounge 8.05m x 3.43m (26'5" x 11'3")

Conservatory to Rear 3.4m x 2.92m (11'2" x 9'7")

Breakfast Kitchen/Diner to Rear 6.1m max x 4.37m max  
(20'0" max x 14'4" max)

Bedroom One to Rear 4.04m x 3.23m (13'3" x 10'7")

Bedroom Two to Front 3.35m x 3.23m (11'0" x 10'7")

Bedroom Three to Front 2.34m x 2.06m (7'8" x 6'9")

Four Piece Family Bathroom to Rear 2.49m x 2.06m (8'2" x 6'9")

Side Garage 4.95m x 2.16m (16'3" x 7'1")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C



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