

DRAKES

ESTATE AGENTS



Sladepool Farm Road, Birmingham, B14 5EF

£300,000

- A Heavily Extended End of Terrace
- Four Bedrooms
- Lounge
- Modern Living/Dining Kitchen
- Utility
- Ground Floor Bedroom
- Jack & Jill Ensuite to Ground Floor
- Family Bathroom
- Large Rear Garden
- Rear Access with Hard-Standing for Parking



SCAN TO VIEW
VIRTUAL TOUR

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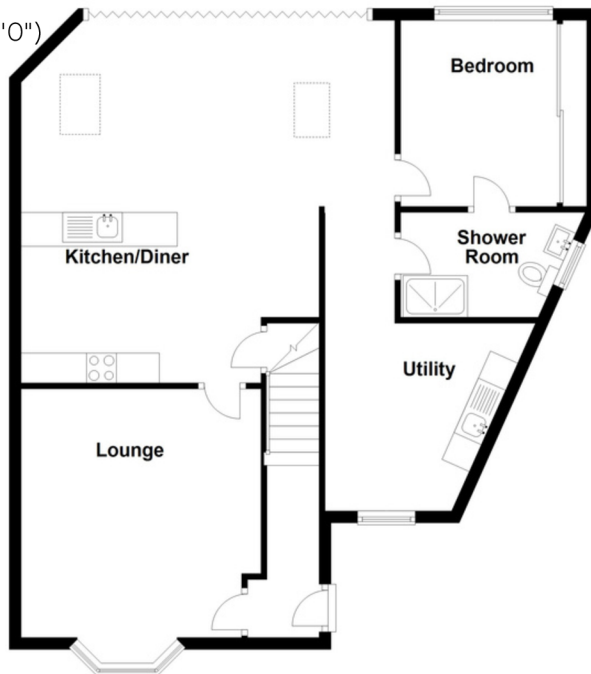
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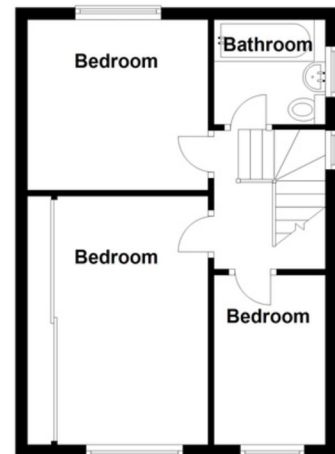
- Lounge to front - 4.98m x 3.99m (16'4" x 13'1") into bay
- Living/Dining Kitchen to rear - 6.17m x 5.56m (20'3" x 18'3")
- Utility Room to front - 2.92m x 1.98m (9'7" x 6'6")
- Bedroom One to rear - 3.18m x 2.97m (10'5" x 9'9") + fitted wardrobes
- Ensuite to side - 3.02m x 1.8m (9'11" x 5'11")
- Bedroom Two to front - 3.81m x 2.51m (12'6" x 8'3") + wardrobes
- Bedroom Three to rear - 3.07m x 2.69m (10'1" x 8'10") + wardrobes
- Bedroom Three to front - 1.85m x 2.59m (6'1" x 8'6")
- Bathroom to rear - 1.88m x 1.83m (6'2" x 6'0")

A surprisingly spacious and heavily extended FOUR BEDROOM end of terrace property with accommodation comprising in brief of reception hall, lounge, modern living/dining kitchen, utility, ground floor bedroom Jack & Jill ensuite, three further first floor bedrooms, family bathroom and large rear garden with vehicular gates and hard-standing for parking.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	65	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: B
 EPC Rating: D
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

Total area: approx. 118.1 sq. metres (1271.7 sq. feet)

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