

Philip Sidney Road, Sparkhill



Offers Over £190,000



## Philip Sidney Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Spacious Kitchen/Diner
- Double Glazing
- Potential Development Project

**Tenure:** Freehold  
**Council Tax Band:** A

Nestled on the charming Philip Sidney Road in Birmingham, this mid-terrace house, built between 1910 and 1919, presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The house is situated in a good area, known for its community spirit and convenient access to local amenities, schools, and transport links. While the property does require some updating, this presents a unique chance for buyers to personalise the space to their taste and style.

With its classic architecture and potential for modernisation, this home is a blank canvas waiting for your creative touch. Whether you are a first-time buyer or looking to invest, this property on Philip Sidney Road is not to be missed. Embrace the opportunity to transform this house into a beautiful home that reflects your personality and lifestyle.

### Directions

#### Reception

**3.35m x 2.70m (11'0" x 8'10")**

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, wall lights, skirting, coving to ceiling, built up wall unit

#### Living Room

**3.73m x 3.72m (12'3" x 12'2")**

Double glazed window to rear, laminate flooring, ceiling light, skirting, wall mounted radiator, built up wall unit

#### Kitchen/Dining Room

**5.59m x 2.11m (18'4" x 6'11")**

Double glazed window to side, double glazed door to rear, tile flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker, Plumbing for white goods

#### Bathroom

**1.93m x 2.11m (6'4" x 6'11")**

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, extractor fan

#### Bedroom 1

**3.31m x 3.70m (10'10" x 12'2")**

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

#### Bedroom 2

**3.68m x 2.83m (12'1" x 9'3")**

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

#### Bedroom 3

**3.02m x 2.13m (9'11" x 7'0")**

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

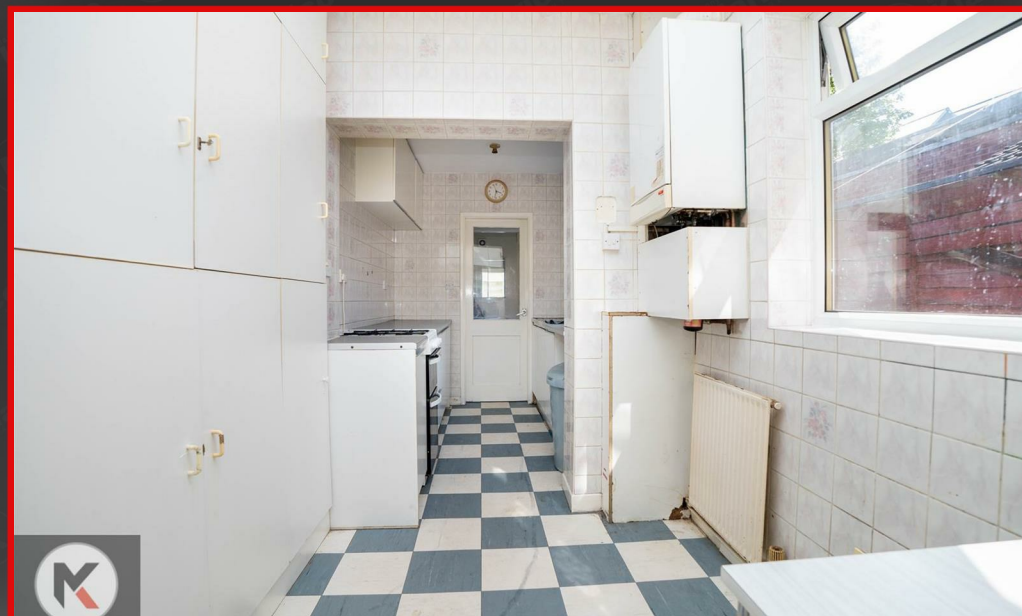
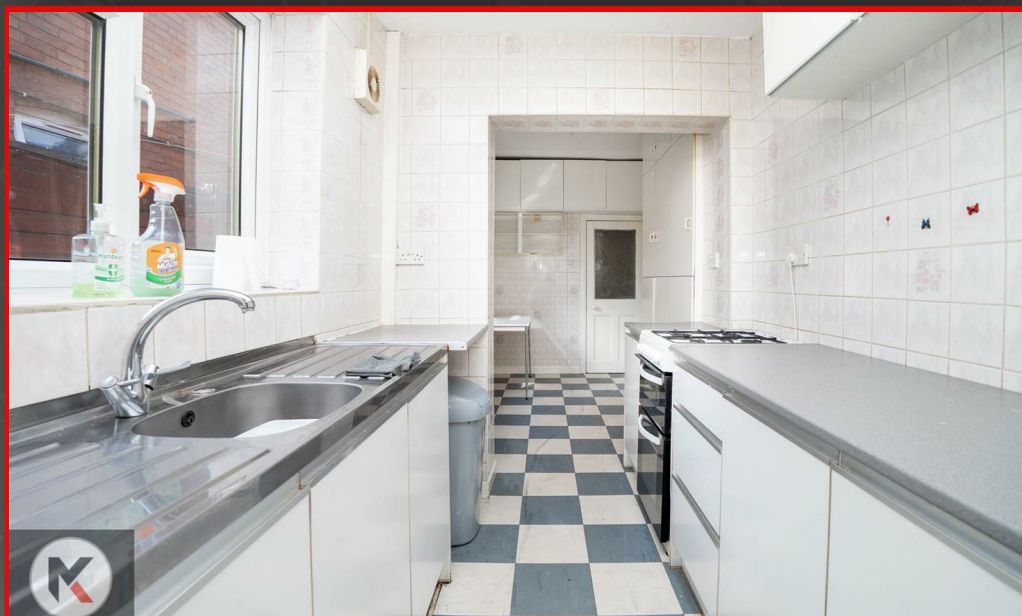
#### Garden

Garden slabs, privacy from rear, Fence panels to boundaries, shed





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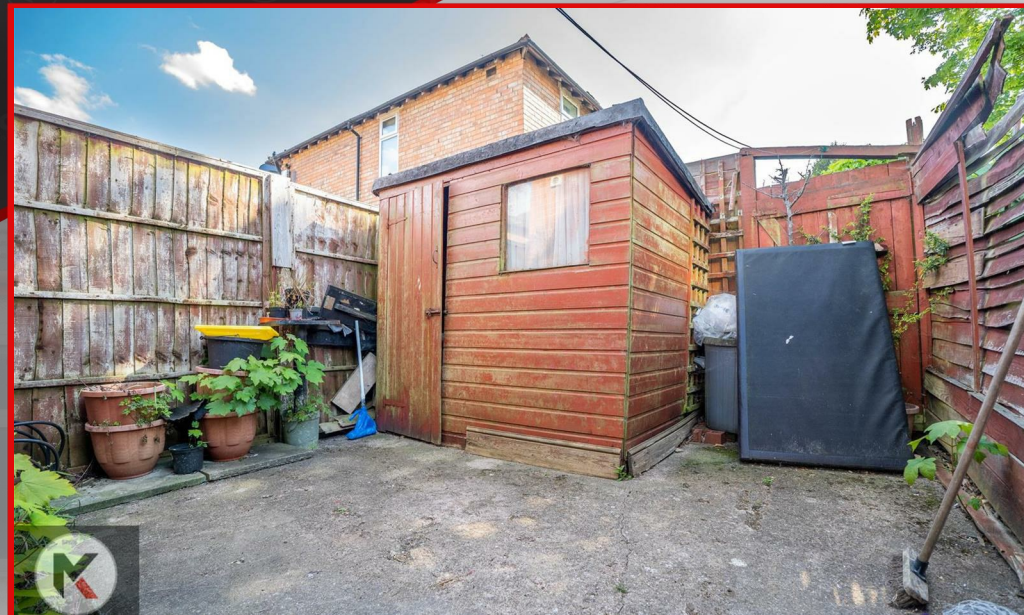


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Total area: approx. 85.6 sq. metres (921.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
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(1-20) G					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211  
www.mannyklarico.co.uk

