

Doris Road, Sparkhill



Offers Over £250,000

# Doris Road, Sparkhill

- Mid-Terrace
- 3 Bedrooms
- Double Glazing
- Ideal Buy to Let
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: C

Nestled on the charming Doris Road in Birmingham, this mid-terrace house offers a delightful blend of character and potential. Built in the 1920s, the property spans an impressive 1,190 square feet, providing ample space for comfortable living.

Upon entering, you will find two inviting reception rooms that are perfect for entertaining guests or enjoying quiet family evenings. The well-lit rooms throughout the house create a warm and welcoming atmosphere, making it an ideal home for families or professionals alike.

The property boasts three generously sized bedrooms, ensuring that there is plenty of room for everyone. The spacious kitchen is a standout feature, offering a fantastic opportunity for modernisation and personalisation to suit your culinary needs.

While the house does require some updating, this presents a wonderful chance for you to put your own stamp on the property and create a home that reflects your style. The good location adds to the appeal, with convenient access to local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, this mid-terrace house on Doris Road is a promising opportunity for those looking to invest in a property with character and potential in a desirable Birmingham location. Don't miss the chance to make this house your home.

## Directions

### Reception

3.83m x 3.36m (12'7" x 11'0")  
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Living Room

3.47m x 3.38m (11'5" x 11'1")  
Double glazed window to rear, double glazed door to rear, laminate flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

### Kitchen/Dining Room

5.63m x 2.58m (18'6" x 8'6")  
Double glazed windows to side, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, plumbing for white goods

### WC

1.42m x 0.94m (4'8" x 3'1")  
Tile flooring, toilet, ceiling light

### Bedroom 1

3.73m x 4.40m (12'3" x 14'5")  
Double glazed windows to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.71m x 3.50m (12'2" x 11'6")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bedroom 3

3.11m x 2.48m (10'2" x 8'2")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

2.41m x 1.56m (7'11" x 5'1")  
Privacy double glazed window to side, tile flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with separate taps, toilet, wall mounted radiator

### Garden

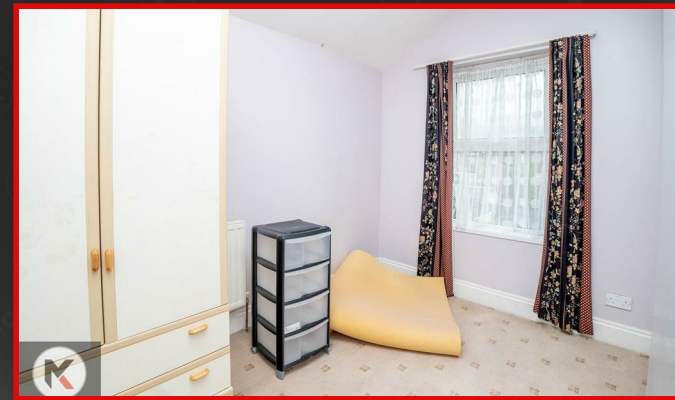
Garden slabs, privacy from rear, Fence panels to boundaries, Hedge shrubs



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Total area: approx. 110.6 sq. metres (1190.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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