



# Whitmore Road, Small Heath

**£170,000**

- MID TERRACED HOUSE
- LOBBY & ENTRANCE HALL
- KITCHEN
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & MAJORITY DOUBLE GLAZING
- NO ONWARD CHAIN
- TWO SEPARATE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- REAR GARDEN



A well presented mid terraced house on a popular road in Small Heath with NO ONWARD CHAIN. This property would make a great investment or first time purchase and is in a great location near to shops, facilities and transport links. Comprising lobby, entrance hall, two separate reception rooms, kitchen and shower room to the ground floor. Upstairs there are two double bedrooms and a good size bathroom. Further benefiting from central heating, majority double glazing and rear garden.

### FRONT

Foregarden and a path leading to a composite double glazed door to:-

### LOBBY

Fuse box and a hardwood opaque glazed door to:-

### HALLWAY

Ceiling light point and doors to:-

### RECEPTION ONE

9'1 max x 13'8 to bay (2.77m max x 4.17m to bay)



Single glazed bay window to the front, radiator, power and light points

### RECEPTION TWO

12'5 max x 12'1 (3.78m max x 3.68m)



Double glazed window to the rear, door to the stairs, under stairs storage cupboard, radiator, power and light points and door to:-

### KITCHEN

10'9 x 6'11 (3.28m x 2.11m)



The kitchen has freestanding base units (which will be left), eye level units, stainless steel sink and space and plumbing for appliances. Tiling to walls, double glazed window to the side, hardwood opaque glazed door to the rear garden, tiled floor, power and light points and door to:-

### SHOWER ROOM

5'8 x 6'7 (1.73m x 2.01m)



Fitted with a shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to walls, opaque double glazed window to the side, extractor fan and ceiling light point

### LANDING

Radiator, ceiling light point and doors to:-



### **BEDROOM ONE**

**12'4 max x 12'4 (3.76m max x 3.76m)**



Double glazed window to the front, radiator, power and light points

### **BEDROOM TWO**

**9'5 x 12'2 (2.87m x 3.71m)**



Double glazed window to the rear, door to the over stairs storage cupboard (with loft hatch), power and light points

### **BATHROOM**

**7'1 x 9'11 (2.16m x 3.02m)**



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to a half height, double glazed window to the rear, radiator, wall mounted boiler and ceiling light point

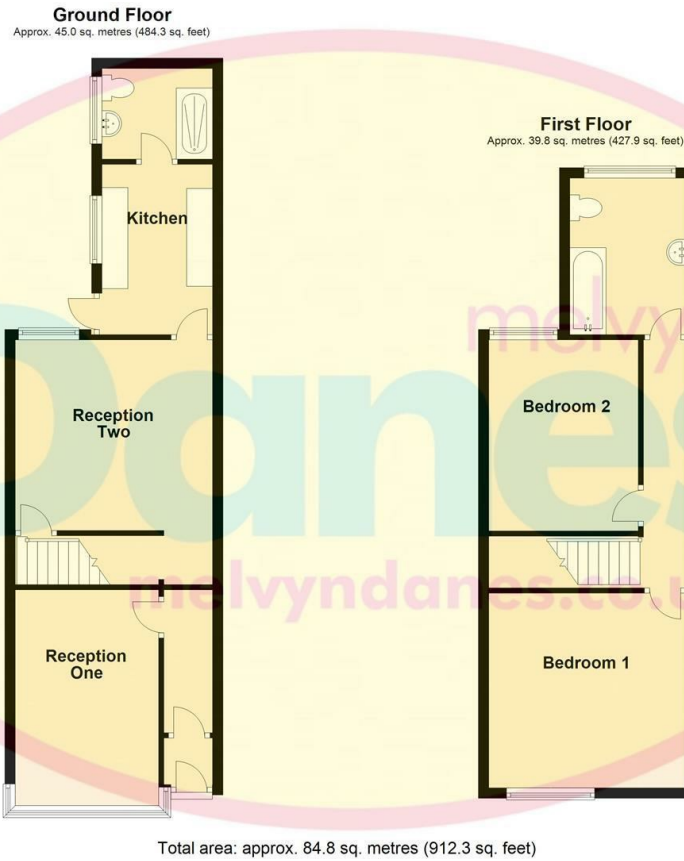
### **REAR GARDEN**



The rear garden is accessed across a path through the back gate. There is a lawn, shrubs and fencing to the perimeters.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



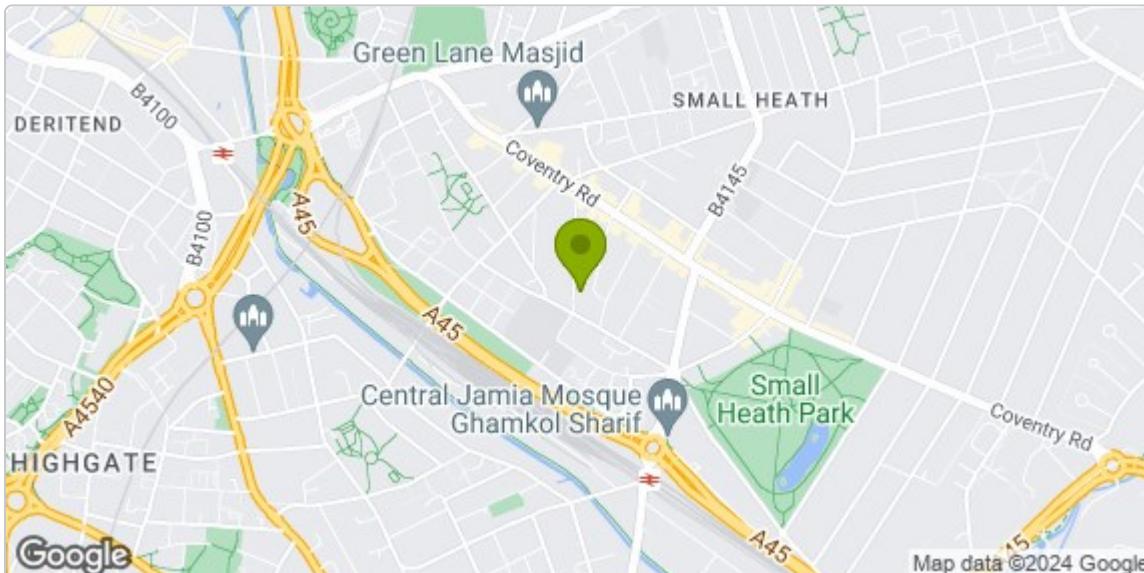
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
90 Whitmore Road Small  
Heath Birmingham B10 0NP

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	