

**A TRADITIONAL TWO BEDROOM TERRACE HOME  
WITH ORIGINAL CHARACTER IN A POPULAR LOCATION**



**175 CARTLAND ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2RE**

- Excellent location close to Stirchley centre
- Two living rooms, fitted kitchen
- Two good bedrooms and first floor bathroom and separate WC
- Central heating and double glazing
- Good size rear garden
- Off road parking space

**Offers around £259,950**

An excellent two bedroom terrace home in Stirchley and with easy access to Kings Heath good transport links into the City and close to the new station on Pineapple Road. The house has traditional accommodation with a blend of original features and modern improvements to create a lovely home. There are two living rooms, well fitted kitchen, and on the first floor are two bedrooms and a refitted bathroom with shower and separate WC.

### THE ACCOMMODATION COMPRISES

**APPROACH** set off the road with a front garden with paving providing off road parking space for one car, leading to the entrance.

A modern composite front door opening to a vestibule with 'Minton' tiled floor and inner door opens to the front reception room.



**FRONT LIVING ROOM 12' 11" (into bay) x 11' 11"** opened out to the hall with a double radiator, uPVC double glazed bay window to the front, wood burner set into an arched brick recess, picture rail and moulded cornices. Storage recess under the stairs and door with etched glass panels to:-

**REAR RECEPTION ROOM 10' 11" x 12' 1"** upvc double glazed French doors opening to the rear garden, double radiator, picture rail, moulded cornices, marble fire surround, wood effect laminate flooring and door to the kitchen with etched glass panels.

#### **FITTED KITCHEN 12' 1" x 6' 9"**

Fitted with a range of cream faced units with wood effect worktops, base and wall cupboards, inset stainless steel sink with mixer tap, inset 'Bosch' 4 ring gas hob with splashback and cooker hood over, built in 'Hotpoint' double oven in housing, integrated fridge/ freezer, space and plumbing for washing machine, upvc double glazed side window and tiled floor.

### FIRST FLOOR

Stairs lead up to the **Landing** area which has been all replastered ready for decoration. Loft access with pull down ladder the loft area is mostly boarded and also houses an 'Ideal' gas central heating boiler. Doors off to:-

**BEDROOM ONE 10' 11" x 12' 0"** a spacious main bedroom with two upvc double glazed windows to the front, radiator, cast iron bedroom fireplace and picture rail.

**BEDROOM TWO 10' 11" x 8' 11"** a second bedroom with a upvc double glazed window to rear, double radiator, cast iron bedroom fireplace and. Store cupboard leading off

**MODERN BATHROOM** recently re-fitted with a walk in shower, thermostatic mixer with rainfall and flexible showers, modern roll top style bath, wash basin set on a vanity unit, tiled floor, dado height panelling, ladder style heater and upvc double glazed window with obscure glass.

**SEPARATE WC** with low level WC and wash basin set on vanity unit.



## OUTSIDE

**REAR GARDEN** approached from a blue brick yard area with outhouses, path to the side of a lawned area and low fencing to the boundaries, rear access gate to right of way.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with  
Oakton Estates on 0121 459 9641

**EPC** To be confirmed

**COUNCIL TAX** Band 'B' (Birmingham)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.