



£190,000 Offers In Region Of
Sunningdale Road, Birmingham, B11 3QL
End of Terrace | 2 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Two Bedrooms
- Popular Location
- Ideal for Investment or First Time Buyers
- Living Room to Front
- Off Road Parking
- Low Maintenance Rear Garden
- Double Glazing
- Gas Central Heating
- Double Bedrooms
- Viewings Recommended

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this two bedroom property in this popular location in B11. VIEWING HIGHLY RECOMMENDED!!

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this two bedroom property in this popular location in B11. VIEWING HIGHLY RECOMMENDED!!

FULL DETAILS:

Two bedroom property located on Sunningdale Road, Birmingham. Situated in a convenient and popular residential location, having access to local amenities such as shops, schools, and restaurants. The property is also a stone's throw from Spring Road Train Station and the Warwick Road which provides excellent travel links to, Birmingham City Centre, Solihull and the motorway network.

Viewings are highly recommended for this charming two-bedroom property located in the popular area of B11. Ideal for first-time buyers, this home offers a practical and comfortable layout.

Upon entering, you are greeted by a porch leading into a cozy living room at the front, featuring a double glazed window that allows for plenty of natural light. The breakfast kitchen is well-equipped with a range of base cupboards and drawer units with work surfaces over, and includes a pantry cupboard for additional storage. A door from the kitchen provides access to the rear garden, while a sliding door leads to the first floor.

Upstairs, you will find two double bedrooms, both fitted with wardrobes for ample storage space. The family bathroom is conveniently located and serves the needs of the household.

Externally, the property benefits from off-road parking at the front, ensuring convenience for residents. The rear garden is paved for low maintenance, providing a practical outdoor space.

This delightful home in B11 combines comfort, convenience, and practicality, making it an excellent choice for those looking to settle in a sought-after location.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as

such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk