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• Residential • Commercial • Sales • Lettings • Management • Property Finance

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FREEHOLD FOR SALE

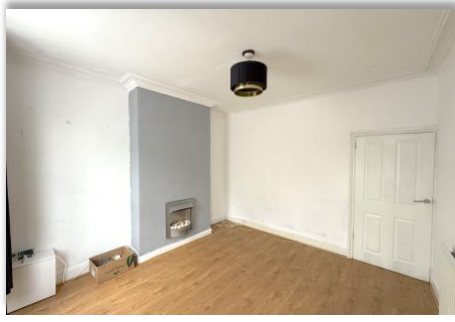


93 FORMANS ROAD, SPARKHILL, BIRMINGHAM, B11 3AX



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



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Paul & Sons Estate Agents are delighted to present this charming mid-terraced property located in the heart of Sparkhill. Ideal for first-time buyers or investors, this well-maintained home offers a practical layout with two reception rooms and two bedrooms. With its appealing price point and convenient location, this property is not to be missed!

Key Features:

- **2 Bedrooms:** This home features three well-proportioned bedrooms, each offering ample space for relaxation and storage.
- **2 Reception Rooms:** Enjoy the flexibility of two inviting reception rooms—perfect for entertaining guests or creating a cozy family atmosphere.
- **Kitchen:** A fully fitted kitchen equipped with quality appliances and plentiful storage space, catering to all your culinary needs.
- **Utility Room:** Additional utility room for laundry and storage needs.
- **Family Bathroom:** Includes a family bathroom featuring fixtures and fittings.
- **Private Garden:** Step outside to a private rear garden, an ideal space for outdoor dining, gardening, or simply unwinding.
- **Location Benefits:** Situated in the vibrant community of Sparkhill, Formans Road is within easy reach of local shops, cafes, and parks. Excellent transport links provide seamless access to Birmingham city centre and surrounding areas
- **Close to respected schools,** making it ideal for families..
- **A short walk to local amenities and public transport options.**
- **Proximity to parks and recreational areas for outdoor enthusiasts.**

This property represents an excellent opportunity to acquire a charming home in a desirable location. Whether you're looking to move in yourself or seeking an investment opportunity, 93 Formans Road is ready to welcome you.

Viewing Arrangements:

To arrange a viewing or for further details, please contact PAUL & SONS at 0121 778 6969. Our team is here to assist you with any queries or additional information you may require.

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(all measurements are approximate):

Ground Floor:

Reception Room 1:	10'94" x 11'09"	121.32 SQ FT
Reception Room 2:	10'83" x 11'24"	121.72 SQ FT
Under Stair storage:	04'17" x 2'79"	11.63 SQ FT
Kitchen:	05'19" X 08' 86"	45.98 SQ FT
Utility Room (accessed via kitchen):	06'02" x 05'14"	30.94 SQ FT

Total Ground Floor Internal Area:

331.59 SQ FT

First Floor:

Small Landing :	02'70" x 02'77"	07.47 SQ FT
Bedroom 1:	11'27" x 10'91"	122.95 SQ FT
Bedroom 2:	11'18" x 10'90"	121.86 SQ FT
Bathroom:	08'80 x 05'29"	46.55 SQ FT

Total First Floor Area:

298.83 SQ FT

COMBINED TOTAL INTERNAL AREA:

630.42 SQ FT

External Space:

Front Garden:	11'54" x 11'34"	130.86 SQ FT
Rear Garden:	46'39" x 11'40"	528.84 SQ FT

TOTAL AREA EXTERNAL & INTERNAL):

1289.70 SQ FT

Tenure

The Agent understands that the property is available on Freehold, with vacant possession.

Viewing

Strictly by appointment through Paul & Sons: 0121 778 6969.

PRICE: (Offers Around) £165,000-00

Agents Note:

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the () Freehold or the (*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor. (*) Whichever is applicable.*

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