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# Paul & Sons

Estate Agents

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

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**FOR SALE**



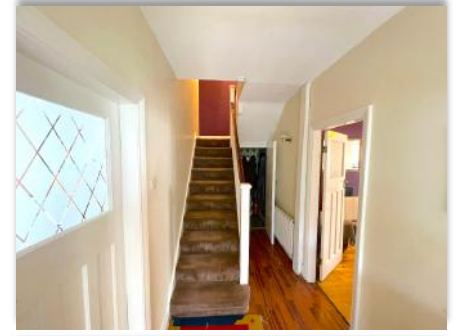
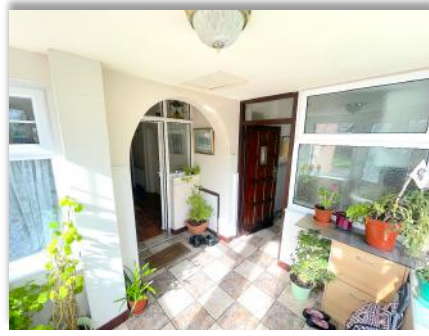
72 Woodlands Road, Sparkhill, Birmingham, B11 4ES



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 have great pleasure in introducing this spacious 5-bedroom house. This freehold property is situated in the sought-after area of Sparkhill and is in very close proximity to all day-to-day essential amenities, schools, public transport such as bus stops and train station, local grocery store all at a walking distance.

The ground floor consists of a porch entrance leading onto a hallway entrance which gives access to 2 reception rooms, further along the property contains a fully fitted kitchen provided with a common kitchen storage room, utility room and a shower room. There is also a garage and conservatory to the rear of the property.

The first floor contains a landing area to which 5 bedrooms and 2 bathrooms are linked from.

There is an additional storage room on the second floor.

The property benefits from having PVC double glazing, off-street parking, and a medium sized rear garden.

An ideal opportunity not to be missed. Viewing is highly recommended!

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**Measurements** *(all measurements are approximate):*

**Ground Floor:**

Porch Entrance:	09'23" x 08'56"	79.00 SQ FT	7.33 SQ M
Hallway Entrance:	16'18" x 05'29"	85.59 SQ FT	7.95 SQ M
Reception Room 1:	14'06" x 17'60"	256.96 SQ FT	23.87 SQ M
Reception Room 2:	22'54" x 11'42"	257.40 SQ FT	23.91 SQ M
Kitchen:	14'42" x 08'71"	125.59 SQ FT	11.66 SQ M
Kitchen Storage Room:	12'24" x 06'79"	83.10 SQ FT	7.72 SQ M
Utility Room Part 1:	12'70" x 03'83"	48.89 SQ FT	4.50 SQ M
Utility Room Part 2:	03'55" x 03'85"	136.67 SQ FT	12.69 SQ M
Shower Room:	07'86" x 03'12"	24.52 SQ FT	2.27 SQ M
Garage:	15'15" x 22'00"	333.3 SQ FT	30.96 SQ M
Conservatory:	14'96" x 10'03"	154.08 SQ FT	14.31 SQ M
<b>Total Ground Floor Area:</b>		<b>1585.10 SQ FT</b>	<b>147.26 SQ M</b>

**First Floor:**

Landing Space Part 1 incl. Staircase:	12'45" x 06'25"	778.12 SQ FT	72.28 SQ M
Small Corridor:	02'48" x 09'43"	26.78 SQ FT	2.48 SQ M
Landing Space Part 2:	06'48" x 11'68"	75.68 SQ FT	7.03 SQ M
Bedroom 1:	13'69" x 18'80"	257.37 SQ FT	23.91 SQ M
Bedroom 2:	10'07" x 14'77"	148.73 SQ FT	13.81 SQ M
Bedroom 3:	07'87" x 08'24"	64.84 SQ FT	6.02 SQ M
Bedroom 4:	16'22" x 09'78"	158.63 SQ FT	14.73 SQ M
Bedroom 5:	16'44" x 11'33"	186.26 SQ FT	17.30 SQ M
Bathroom 1:	06'32" x 05'86"	37.03 SQ FT	3.44 SQ M
Bathroom 2:	08'74" x 06'07"	58.55 SQ FT	5.43 SQ M
<b>Total First Floor Area:</b>		<b>1791.99 SQ FT</b>	<b>166.48 SQ M</b>

**Second Floor:**

Storage Room	18'75" x 14'33"	268.68 SQ FT	24.96 SQ M
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**TOTAL INTERNAL AREA: 3645.77 SQ FT 338.70 SQ M**

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## 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) £575,000**

## 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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