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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



30 LYONS GROVE, SPARKHILL, BIRMINGHAM, B11 4HP

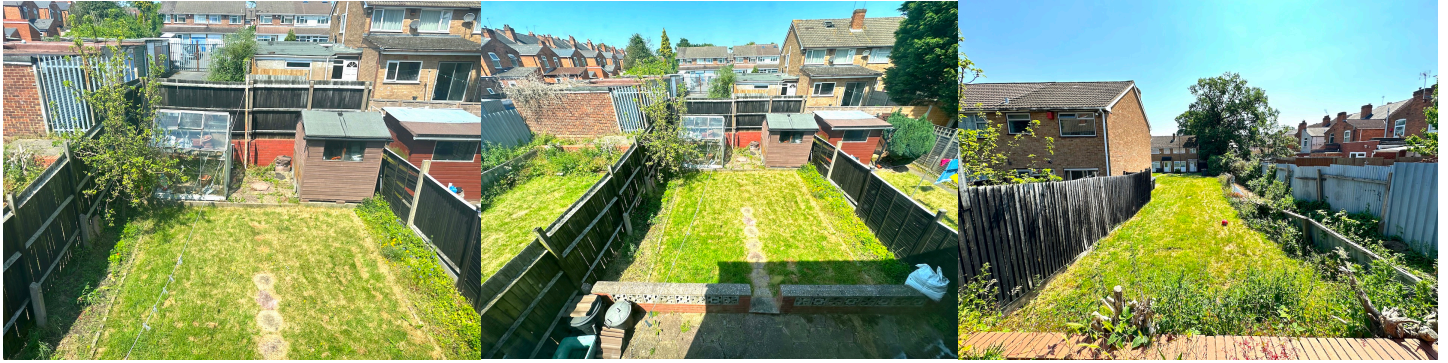


Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(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.



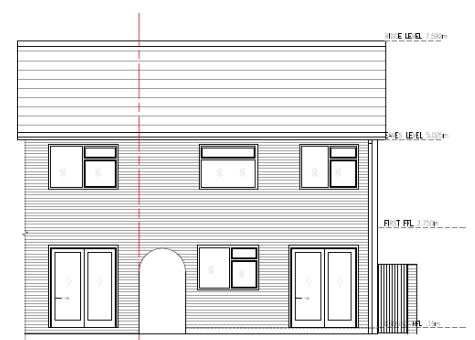
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**Planning permission - APPROVED**



**Proposed Front Elevation**



**Proposed Rear Elevation**

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Paul & Sons have great pleasure in introducing this spacious 3-bedroom, end terraced house. This freehold property is situated in the area of Sparkhill, Birmingham. It 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 (Kates Hill Superstore) all at a walking distance.

The property has a planning permission which has been approved for a 3-bed house.

The property boasts a front garden space which is perfect for outdoor activities,

Ground floor with a large lounge area with an open space for a dining area. Through the lounge area you have access to the kitchen, and rear garden.

The first floor you will find 3 bedrooms and 1 bathroom.

The outdoor garden area is also lovely and spacious, with a patio and steppingstones leading towards the rear of the garden, where you will find a greenhouse for your plants and a shed for all your garden equipment.

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

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

**Ground Floor:**

Entrance Hallway:	07'95" x 04'89"	38.87 SQ FT	03.61 SQ M
Lounge:	12'94" x 15'42"	199.53 SQ FT	18.53 SQ M
Dining Area:	07'95" x 10'03"	79.73 SQ FT	07.40 SQ M
Kitchen:	07'90" x 10'06"	79.47 SQ FT	07.38 SQ M

**Total Ground Floor Area:** **397.6 SQ FT** **36.92 SQ M**

**First Floor:**

Landing Area:	09'40" x 06'94"	65.23 SQ FT	06.06 SQ M
Bedroom 1:	06'18" x 09'65"	59.63 SQ FT	05.53 SQ M
Bedroom 2:	13'78" x 09'78"	134.76 SQ FT	12.51 SQ M
Bedroom 3:	08'99" x 11'44"	102.84 SQ FT	09.55 SQ M
Bathroom:	05'58" x 06'88"	38.39 SQ FT	03.56 SQ M

**Total First Floor Area:** **400.85 SQ FT** **37.21 SQ M**

**TOTAL INTERNAL AREA:** **798.45 SQ FT** **74.13 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 Over) £320,000.00**

## 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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