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FREEHOLD FOR SALE

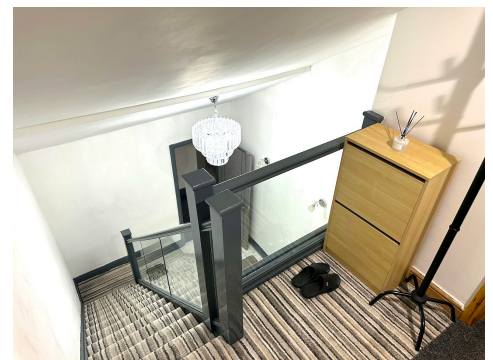
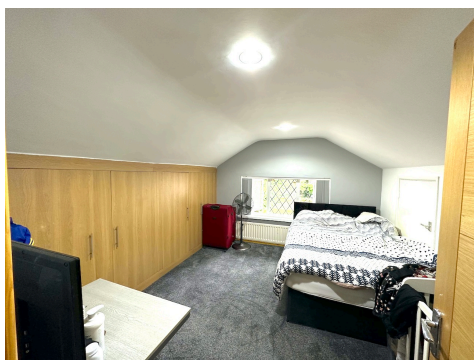
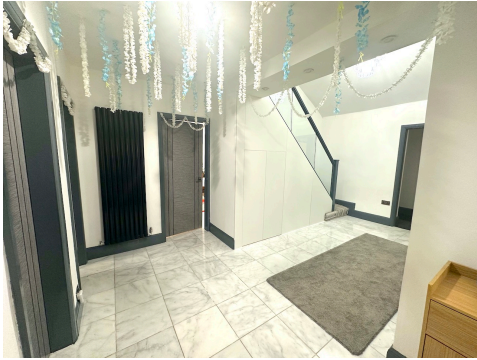


2 THE VALE, SPARKHILL, BIRMINGHAM B11 4EN



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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This beautiful property boasts spacious large driveway with off street parking for almost 4-5 vehicles, ensuring plenty of parking spaces for all the vehicles.

Detached, 5 Bedroom Bungalow

The ground floor features 3 bedrooms two of which have an ensuite, an extra bathroom and 2 large reception rooms, a perfect space for families lounging around. You also have a large fully equipped kitchen with sleek finishes, perfect for cooking with family and friends.

On the 1st floor, you'll find 2 extra bedrooms and a bathroom.

Towards the rear of the property, you also have a very large garden, which is perfect for the summertime.

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Measurements (all measurements are approximate):

Please find the measurements below:

Ground Floor:

Entrance Hallway inc staircase	12'58" x 16'74"	210.58 SQ FT	19.56 SQ M
Reception 1	13'62 x 12'80"	174.33 SQ FT	16.19 SQ M
Reception 2	24'79" x 13'88"	344.08 SQ FT	31.96 SQ M
Kitchen	15'29" x 16'43"	251.21 SQ FT	23.33 SQ M
Bedroom 1	14'74" x 11'51"	169.65 SQ FT	15.76 SQ M
Bedroom 1 - Ensuite	07'66" x 05'55"	42.51 SQ FT	03.94 SQ M
Bedroom 2	09'43" x 11'51"	108.53 SQ FT	10.08 SQ M
Bedroom 2 - Ensuite	05'44" x 07'53"	40.96 SQ FT	03.80 SQ M
Bedroom 3	13'88 x 11'93"	165.58 SQ FT	15.38 SQ M
Bathroom	07'40" x 07'06"	52.24 SQ FT	04.85 SQ M

Total Ground Floor Area: 1559.67 SQ FT 144.85 SQ M

First Floor:

Landing Area	06'40" x 05'83"	37.31 SQ FT	03.46 SQ M
Bedroom 4	12'36" x 10'38"	128.29 SQ FT	11.91 SQ M
Bedroom 5	09'88" x 10'46"	103.34 SQ FT	09.60 SQ M
Bathroom	04'62" x 06'42"	29.66 SQ FT	02.75 SQ M

Total First Floor Area: 298.6 SQ FT 27.72 SQ M

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Located just a short walk from local shops and amenities, including supermarkets, restaurants, and schools, the perfect place for growing families looking to settle down in a welcoming community. With easy access to public transportation, as well as major road links including the B4217 and Birmingham airport, commuting to work or travelling further afield couldn't be easier.

Don't miss your chance to make this stunning property your new home.

Contact us on 0121 778 6969 today to book your viewing!

Tenure

The Agent understands that the property is available on Freehold purchase, vacant possession or leased can be agreed.

Viewing

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

PRICE: (in excess of) £1,000,000

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 (*)

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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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