

FREEHOLD



House - Council Tax Band B - EPC Rating: D

**30 PASSEY ROAD, BIRMINGHAM, B13 9NU**

Guide Price

**£240,000**



# 30 Passey Road, Birmingham, B13 9NU

Spacious mid terrace house located on a popular residential road in Sparkhill. The property comprises of two reception rooms, large kitchen and under-stair storage. On the first floor are two double bedrooms, a large single bedroom and a family bathroom. On the top floor is a further double bedroom with built-in storage. Large garden to rear. The property has a plethora of period features including ceiling roses, Minton tiled flooring and cast iron fireplaces.

Sparkhill itself offers a range of amenities including shopping facilities, schools, parks and excellent transport links to neighbouring suburbs.

The property is currently tenanted and achieves a rent of £900pcm. The property's location is a real selling point for both investors and families looking for a new home.

## Front Exterior

This well-situated terrace house is set back behind a stone wall with a small paved fore garden. There are decorative stone lintels above the front door and first floor windows and detailed brickwork below the roof. The property is approached via a tiled path and step up to the UPVC front door which opens to:

## Entrance Porch

With Minton tiled flooring, 1 ceiling light fitting and cupboards housing electric meter and fuseboard. Glass panelled door with stained glass detailing above, leads to hallway.

## Hallway

With Minton tiled flooring, ceiling rose, and ceiling arch detailing. 1 ceiling light fitting, 1 gas radiator and doors to both reception rooms and stairs to first floor.

## Front Reception Room

With carpeted flooring, 1 ceiling light fitting in ceiling rose, coving detailing and 1 gas radiator and cupboard housing the gas meter. UPVC bay window to front aspect and cast iron fireplace with ornate detailing.

## Middle Reception Room

With wooden-effect vinyl flooring, 1 ceiling light fitting in ceiling rose, coving and picture rail detailing. Cast iron fireplace with floral detailing, and gas radiator below large UPVC double-glazed window to rear aspect.

## Kitchen

With tiled flooring and partly tiled walls, 1 ceiling strip light and 1 ceiling light fitting. Large UPVC double-glazed window to rear

aspect, and 3 UPVC double-glazed windows to side aspect. Matching wall and base units, one of which houses the Worcester boiler. Integrated gas hob with extractor hood above, Indesit oven, space and fittings for additional appliances and stainless steel sink with mixer tap and drain. Frosted UPVC door to garden. Door to under stair storage cupboard.

## Understair storage cupboard

With 1 ceiling light fitting and wall-affixed shelving, this room provides ample storage for cleaning or pantry products.

## First floor landing

With carpeted flooring, 4 ceiling light fittings, 1 gas radiator and doors to first floor bedrooms and family bathroom. Door to top floor stairs and storage cupboards adjacent. Large UPVC double-glazed window to front aspect.

## Front Bedroom

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and large UPVC double-glazed windows to front aspect.

## Middle Bedroom

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator below large UPVC double-glazed window to rear aspect. Built-in storage cupboards.

## Bathroom

With tiled flooring and partly tiled walls, 3 ceiling spotlights, extractor fan and frosted UPVC double-glazed window to side aspect. Wall-affixed towel rail and white suite comprising: WC, pedestal sink with mixer tap, bath with Triton electric shower above and shower screen adjacent.



#### Rear Bedroom

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator below large UPVC double-glazed window to rear aspect. Built-in storage cupboard.

#### Stairs to top floor

Carpeted stairs with 2 ceiling light fittings lead to top floor bedroom.

#### Top floor bedroom

With exposed wooden flooring, 5 ceiling lights, exposed beam and 2 velux skylights. Built-in loft storage space.

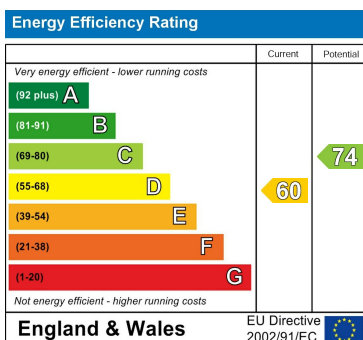
#### Garden

Accessed from the kitchen, a paved path with surrounding flowerbeds leads to a patio area. Partly paved, partly lawned garden follows with mature shrubbery surround.





## Energy Performance Graph



Contact us:

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Tenure:

We understand the property is Freehold but interested parties should obtain verification from their own solicitor.

Council tax band B.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.