



131 Swinford Road, Birmingham, B29 5SH

**£229,950**

Hadleigh Estate Agents are delighted to offer this move in ready two bedroom terraced property for sale. Boasting modern living accommodation, viewings are highly recommended.

In brief, the property comprises of pebbled frontage, with path to front door, allowing for the potential to convert to off road parking, subject to the necessary planning. Entrance porch, spacious lounge and modern fitted kitchen and diner. The first floor boasts two double bedrooms and family bathroom, complete with separate bath and shower. To the rear of the property is a large and private garden.

## Location



Swinford Road is conveniently located for excellent transport links into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. A short distance away is Selly Oak Retail Park, offering an array of shops and supermarkets, whilst Harborne High Street is within close proximity. To the rear of the property is the ever popular Bourn Brook Walkway, along with a number of local schools close at hand.

## Lounge



Modern spacious lounge, boasting under stairs storage cupboard, double glazed window to the front elevation and carpeted flooring. Ceiling spotlights, central heating radiator and fitted storage within the alcove.

## Kitchen Diner



Modern fitted kitchen boasting a range of base and wall units, including plumbing for utilities. Built in oven, with hob and extractor over, double glazed window to the rear elevation along with UPVC rear door. Stainless steel sink and drainer unit, ceiling light points and central heating radiator. The kitchen diner further boasts dining area.

## Master Bedroom



Spacious master bedroom with two double glazed windows to the front elevation, over stairs storage cupboard, carpeted flooring, ceiling light point and central heating radiator.

## Bedroom Two



Double bedroom offering double glazed window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

## Bathroom



Extensive family bathroom boasting separate fitted bath and walk in shower cubicle. Low level flush WC, hand wash basin, opaque glazed window to rear elevation, ceiling light point and towel radiator.

## Garden



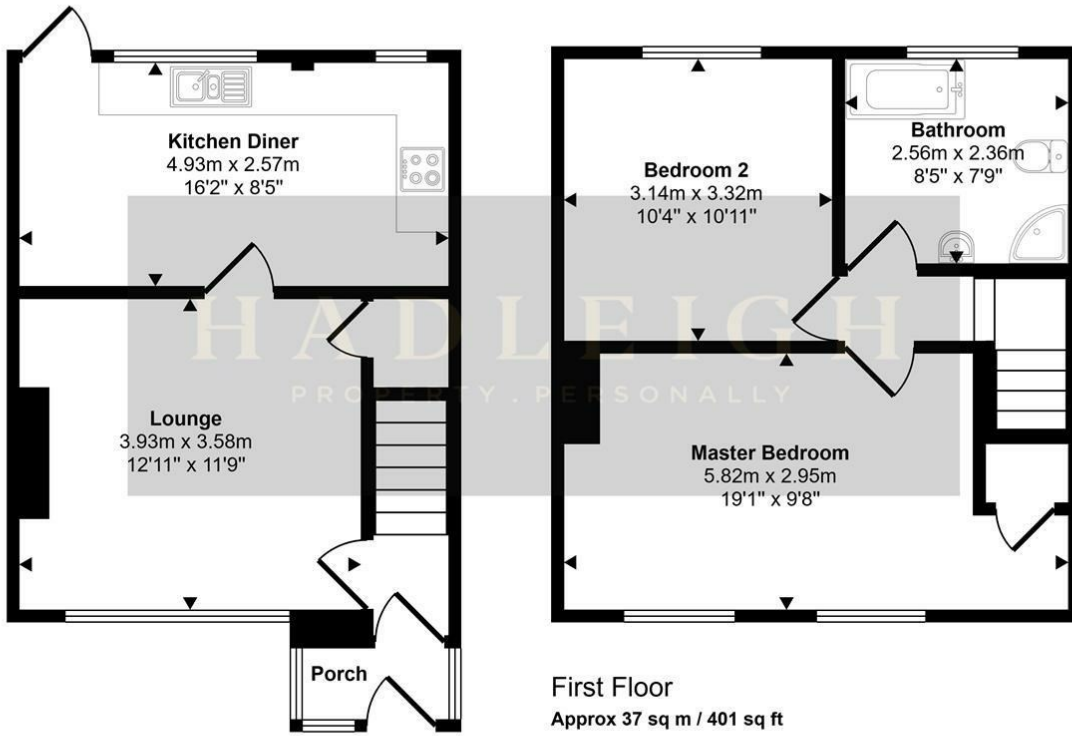
Large private garden, offering paved patio area and predominantly laid to lawn.

## General Information

We have been advised that the property is Freehold. Please note, behind the rear boundary is an electric pylon.

# Floor Plan

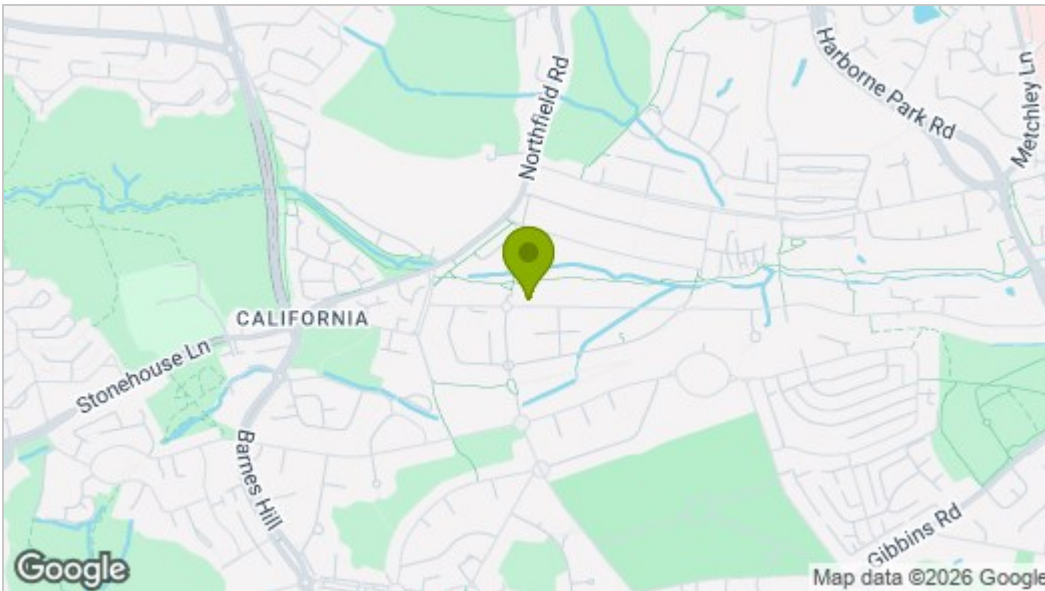
Approx Gross Internal Area  
71 sq m / 759 sq ft



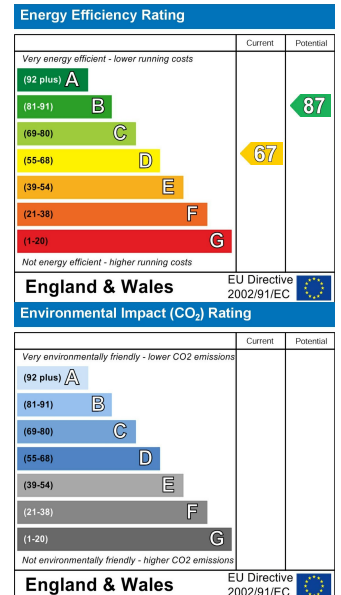
**Ground Floor**  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.