



FOR SALE

Cartland Road, Sparkbrook
Birmingham, B11 1EQ

**Price Offers Over
£120,000**



Thistle
estates

DETACHED FREEHOLD BUNGALOW

Cartland Road, Sparkbrook, Birmingham, B11 1EQ
OFFERS OVER £120,000
FREEHOLD

A rare opportunity to acquire an individual detached one-bedroom bungalow, conveniently situated within the popular and well-established Sparkbrook area of Birmingham. Offering well-presented single-storey accommodation, the property benefits from a fitted kitchen, bathroom, gas central heating, double glazing and a private enclosed side yard.

Key Features

- Rare Detached Bungalow
- One Double Bedroom
- Freehold
- Well-Presented Accommodation
- Separate Lounge
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Enclosed Side Yard
- Convenient Location
- Excellent Access to Local Shopping & Amenities
- Small Heath Railway Station Within Easy Reach
- Birmingham City Centre Approximately 2 Miles Away
- Ideal First-Time Purchase, Downsizing Opportunity or Investment
- Offers Over £120,000



Property Description

Cartland Road represents an unusual opportunity to purchase a stand-alone detached bungalow within this established residential area of Sparkbrook.

Constructed principally of traditional brick beneath a tiled roof, the property provides practical single-storey accommodation and is presented in good general condition.

The accommodation comprises a spacious entrance hallway, separate lounge, double bedroom, fitted kitchen and bathroom. Further benefits include gas-fired central heating and double-glazed windows.

Externally, the property has the advantage of its own enclosed side yard, measuring approximately 3.50m x 5.35m, having a concrete surface and timber fencing providing privacy and a useful outside sitting, storage or amenity area.

The property is understood to be Freehold.



Accommodation

Entrance Hallway – 1.95m x 4.95m

A particularly useful entrance and circulation area providing access to the principal accommodation.

Lounge – 3.80m x 2.65m

A comfortable separate living room providing space for a range of lounge furniture.

Double Bedroom – 3.80m x 2.20m

A well-proportioned double bedroom with space for bedroom furniture.

Fitted Kitchen – 3.40m x 2.20m

A separate fitted kitchen providing a range of kitchen units together with preparation and storage space.

Bathroom – 2.65m x 1.40m

Providing the property's bathroom facilities.



Outside

Enclosed Side Yard – Approximately 5.35m x 3.50m

The property benefits from a private enclosed side yard with a concrete surface and timber fencing.

The area provides useful private outside space with potential for seating, planters and general outdoor use, subject to the purchaser's individual requirements.

Location

The property occupies a convenient position on Cartland Road in Sparkbrook, approximately two miles from Birmingham City Centre.

Sparkbrook is an established and particularly convenient residential location providing easy access to the neighbouring areas of Sparkhill, Small Heath, Balsall Heath and Birmingham City Centre.

The location should prove particularly convenient for purchasers requiring access to the city centre while retaining a wide selection of everyday amenities within the immediate surrounding area.

Shopping & Local Amenities

An excellent range of everyday shopping facilities can be found along Stratford Road, including independent supermarkets, convenience stores, food retailers, restaurants and other local businesses.

An ALDI supermarket is situated at 273 Stratford Road, while numerous additional food stores and independent retailers can be found throughout Sparkbrook. Local area data indicates more than ten food stores within approximately half a mile of the postcode.

Further shopping is available at St Andrew's Shopping Park on Coventry Road, Small Heath, while Birmingham City Centre provides extensive retail, leisure, restaurant and entertainment facilities including the Bullring.

The surrounding area also provides GP surgeries, dentists, pharmacies and other everyday services. The Brook Surgery is approximately 200 yards from the postcode, with a number of other medical practices also situated nearby.

Transport Links

The property is particularly well placed for public transport and road communications.

Small Heath railway station is approximately 600–680 metres away, providing convenient rail connections. Bordesley railway station is approximately 0.7 miles away, with Birmingham Moor Street and Birmingham New Street approximately 1.5 and 1.6 miles away respectively.

Regular bus services operate throughout the Stratford Road and Coventry Road corridors, providing access towards Birmingham City Centre and surrounding districts.

For motorists, the location provides convenient access towards the A34 Stratford Road, A45 Coventry Road and Birmingham's wider road network, making the property well placed for commuting throughout Birmingham and the West Midlands.

Tenure

Freehold – as advised.

Purchasers' solicitors should verify the tenure and all associated title information prior to exchange of contracts.

Services

The property benefits from gas central heating, mains electricity, water and drainage. Prospective purchasers should satisfy themselves as to the condition and adequacy of all services and installations.

AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com



Property Sales | Lettings | Management

1A King Edward Road
 Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com
0121 256 2561

**TENURE:**

Freehold

SIZE:

Total Area
 TBC

SERVICES:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

LOCAL AUTHORITY:

Birmingham City Council

COUNCIL TAX BAND : TBC