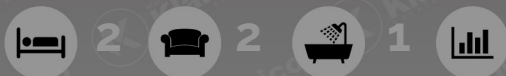


Springcroft Road,



Klarico



2

2

1

Offers Over £190,000

Springcroft Road,

- End Terrace
- Rear Extension
- Good Size Rear Garden
- Gas Central Heating
- Chain Free
- Off Road Parking
- 2 Receptions
- UPVC Double Glazing
- In Need Of Modernising

Tenure: Freehold
Council Tax Band: A

KLARICO Estate Agents are delighted to present this 2 bedroom end of terrace property located within a sought after street in Birmingham. Benefits from having a rear extension. Currently in need of modernising and features off-road parking.

The ground floor benefits from having a rear extension and provides a living room to the front along with a spacious kitchen diner to the rear. The extension then provides a utility room and ground floor WC. The first floor provides 2 large bedrooms along with a family bathroom.

The rear garden features a patio and laid lawn.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links.

Lounge
4.70m x 3.00m (15'5" x 9'10")
Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, chimney breast with gas fireplace

Kitchen/Dining Room
4.70m x 3.70m (15'5" x 12'1")
Ceiling lights, carpet, wall mounted radiator, carpet, double glazed window to rear, worktop, storage cupboards, drainer sink with mixer tap, cooker

Utility
3.30m x 2.50m (10'9" x 8'2")

WC
Wash basin with taps, toilet, wall mounted radiator, privacy double glazed window to rear

Bedroom 1
4.70m x 3.10m (15'5" x 10'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator, storage cupboards

Bedroom 2
4.70m x 3.00m (15'5" x 9'10")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bathroom
2.70m x 2.20m (8'10" x 7'2")
Privacy double glazed window to side, toilet, pedestal sink with taps, bath with taps, ceiling light, carpet

Rear Garden
Patio, laid lawn, fence panels to boundaries

Directions



Springcroft Road,



Springcroft Road,



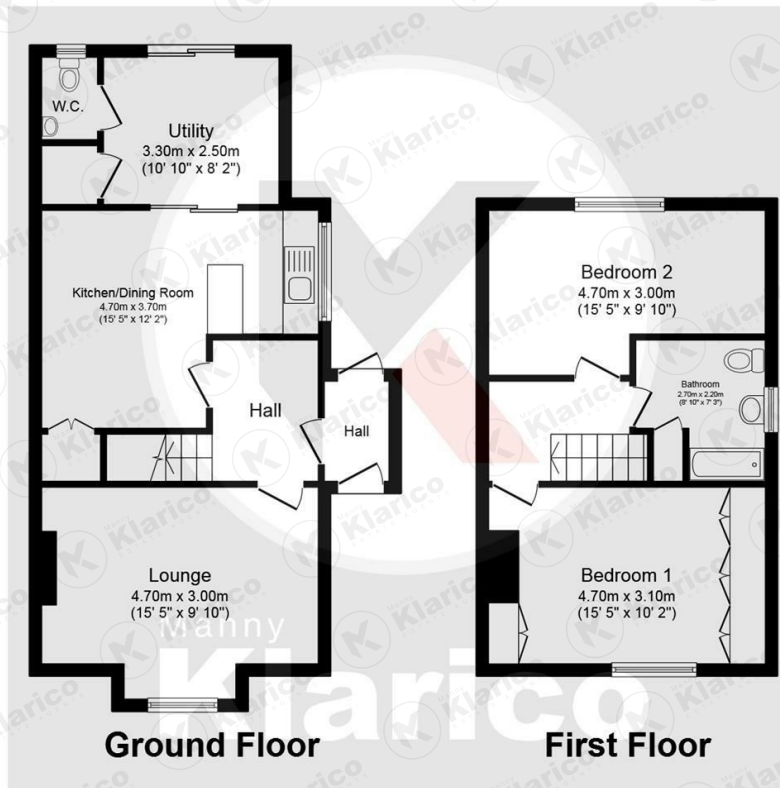
Springcroft Road,



Springcroft Road,



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Total floor area 86.0 sq.m. (926 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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