

Anderton Road,



£362,000

KLARICO Estate Agents are delighted to present this unique opportunity to acquire a 7 bedroom mid terraced property located within a popular part of Birmingham. This property provides a range of opportunity from the possibility of becoming a large family home, or investment opportunity by way of a licensed HMO (stpp).

The ground floor provides 2 large reception rooms along with a kitchen. Further facilities include a W.C and dedicated utility area. The first floor provides another 4 bedrooms along with a family bathroom and separate W.C. Access can then be found to the second floor which then provides another 3 bedrooms and W.C.

As the floor plan suggests, there is plenty of room to the property to become a large family home, but also the opportunity for an investment by means of an exempt HMO for supported living or licensed HMO for room lets, both of which would yield attractive returns on investment. The property is in need of modernising but provides a good starting point depending on the direction of the intended buyer.



## Anderton Road,

- 7 Bedrooms
- Cellar
- Gas Central Heating
- Ideal for a large family
- Rare opportunity
- Huge Potential (stpp)
- UPVC Double Glazing
- Ideal Investment
- HMO opportunity (stpp)

### Reception Room

18'4" x 13'1" (5.60m x 4.00m)

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, chimney breast with fireplace

### Lounge

14'1" x 13'1" (4.30m x 4.00m)

Double glazed window, wall mounted radiator, ceiling light, carpet

### Kitchen

Double glazed window to side, tiled flooring, worktop, storage cupboards, ceiling light, plumbing for white goods, drainer sink with mixer tap

### Bedroom 1

18'0" x 13'1" (5.50m x 4.00m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bedroom 2

14'1" x 13'1" (4.30m x 4.00m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bathroom

8'6" x 7'10" (2.60m x 2.40m)

Privacy double glazed window, tiled flooring, vanity wash unit, bath with mixer tap and shower unit, ceiling light

### Bedroom 3

12'5" x 11'1" (3.80m x 3.40m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bedroom 4

18'4" x 8'6" (5.60m x 2.60m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bedroom 5

14'5" x 13'1" (4.40m x 4.00m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bedroom 6

15'1" x 10'5" (4.60m x 3.20m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Bedroom 7

10'5" x 5'10" (3.20m x 1.80m)

Double glazed window, carpet, ceiling light, wall mounted radiator

### Cellar

13'1" x 11'9" (4.00m x 3.60m)

### Rear Garden

Fence panels to boundaries, patio, laid lawn

## Directions



Anderton Road,



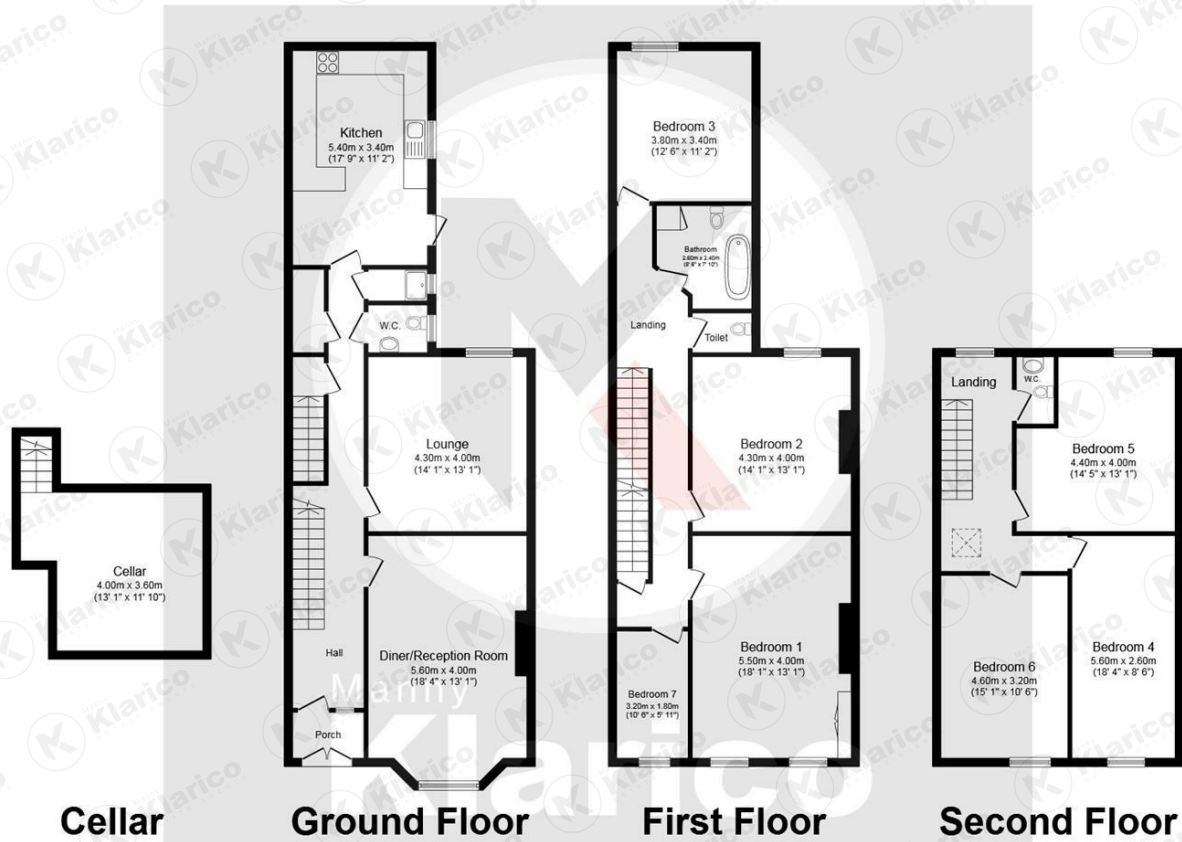
Anderton Road,



Anderton Road,



Anderton Road,



Total floor area 249.8 sq.m. (2,688 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



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

