

Newland Road,



Offers Over £175,000

KLARICO Estate Agents would like to present this 3 bedroom terraced property situated within a prominent part of Birmingham. A fantastic property for a first time buyer or an ideal investment for buy-to-lets.

The ground floor briefly comprises 2 well sized reception rooms, a kitchen and a family bathroom. The first floor provides 3 spacious bedrooms. The property features a good size rear garden with laid lawn. Further potential can be found with the property by means of a possible extension subject to necessary planning permission. The property features new fire doors throughout and benefits from having a linked dual zone fire alarm.

Within the local proximity can be found a number of good schools and nurseries with easy access to public transport links. This property sits approx 5 miles from Birmingham City Centre.



Newland Road,

- Mid-Terraced
- 2 Reception Rooms
- Double Glazing
- Chain Free
- Ideal Buy-To-Let
- 3 Bedrooms
- Rear Garden
- Gas Central Heating
- Ideal Family Home
- Brand New Fire Doors

Reception Room

12'3" x 7'6" (3.73m x 2.29m)

Double glazed bay window to front, wall mounted radiator, skirting, laminate flooring, ceiling light

Dining Room

12'1" x 11'1" (3.70m x 3.40m)

Double glazed window to rear, wall mounted radiator, skirting, laminate flooring, ceiling light

Kitchen

12'9" x 5'10" (3.90m x 1.80m)

Double glazed window to rear, door to rear, worktops, storage units, drainer sink with mixer tap, boiler, tiled flooring, wall mounted radiator

Bathroom

7'10" x 5'10" (2.40m x 1.80m)

Double glazed privacy window to rear, wash basin, bathtub, toilet, shower, extractor fan, tiled walls, tiled flooring

Bedroom 1

11'1" x 10'9" (3.40m x 3.30m)

Double glazed window to front, wall mounted radiator, skirting, laminate flooring, ceiling light

Bedroom 2

12'1" x 8'2" (3.68m x 2.49m)

Double glazed window to rear, wall mounted radiator, skirting, carpet, ceiling light

Bedroom 3

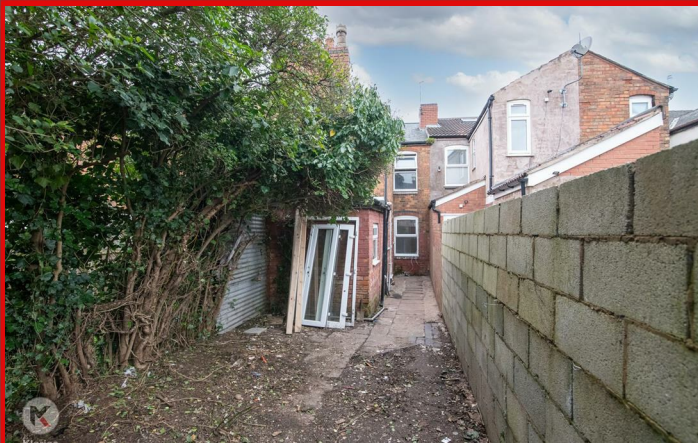
12'9" x 5'10" (3.90m x 1.80m)

Double glazed window to rear, wall mounted radiator, skirting, ceiling light

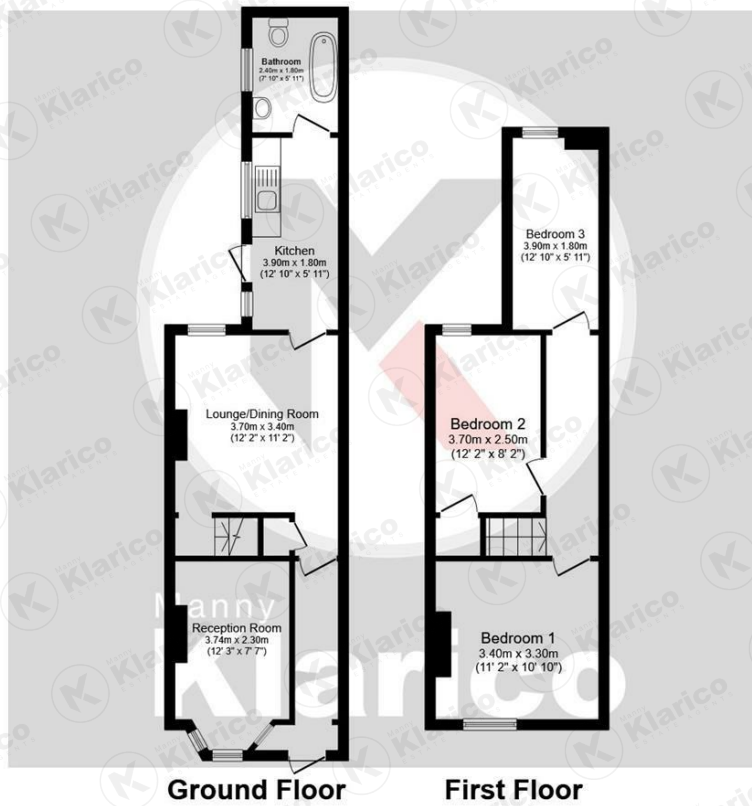
Directions



Newland Road,



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Total floor area 75.5 m² (813 sq.ft.) approx

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



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