

Boscombe Road,



**Offers Over £175,000**

KLARICO Estate Agents are delighted to present this stunning 3 bedroom mid terraced property located within a popular part of Birmingham. An ideal property for a first time buyer or a buy-to-let. Presented to a good standard.

The ground floor briefly comprises of two separate reception rooms with access into the kitchen leading into the bathroom. The first floor provides 3 spacious bedrooms. This property features a well presented rear garden. Within the local proximity can be found a number of facilities including a range of schools such as Al-Furqan Primary School and The Olive School. Nearby transport links including rail and bus are also found within a short walking distance.





## Boscombe Road,

- Mid Terraced
- 2 Reception Rooms
- UPVC Double Glazing
- Ideal Family Home
- 3 Bedroom
- Well Presented
- Gas Central Heating
- Ideal Buy-To-Let

### Reception Room

11'1" x 10'5" (3.40m x 3.20m)

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator

### Lounge/Dining Room

11'1" x 10'5" (3.40m x 3.20m)

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

### Kitchen

8'6" x 5'6" (2.60m x 1.70m)

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

### Bathroom

8'6" x 5'6" (2.60m x 1.70m)

Privacy double glazed window to rear, wall cladding, bath with thermostatic shower unit, pedestal sink with mixer tap, toilet, ceiling light

### Bedroom 1

11'1" x 10'5" (3.40m x 3.20m)

Two double glazed windows to front, carpet, ceiling light, wall mounted radiator

### Bedroom 2

11'1" x 7'6" (3.40m x 2.30m)

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

### Bedroom 3

8'6" x 5'10" (2.60m x 1.80m)

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

### Rear Garden

Patio, laid lawn, fence panels to boundaries

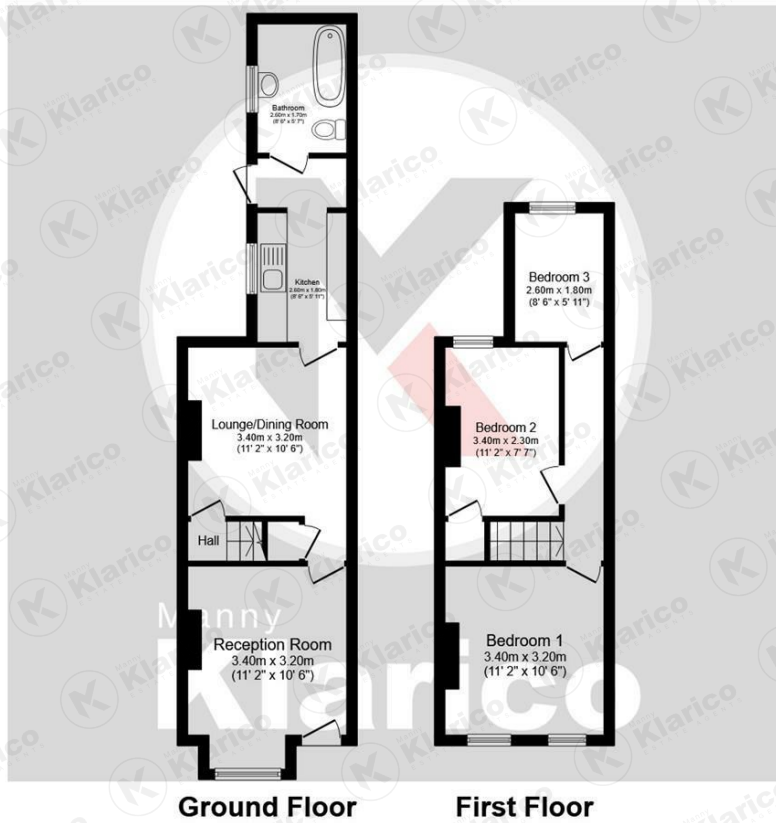
## Directions





Boscombe Road,





Total floor area 67.5 sq.m. (727 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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