



















- Detached
- Land To The Side
- Off-Road Parking
- UPVC Double Glazing
- Chain Free

Tenure: Freehold Council Tax Band: C

KLARICO Estate Agents are delighted to present this unique 3 bedroom detached property located within a popular part of Birmingham. Features land to the side with development potential of another dwelling (stpp)!

Development Potential

Gas Central Heating

(stpp)

Garage

Solar Panels

The ground floor provides a reception room with access into the kitchen. The first floor provides 3 spacious bedrooms along with a family bathroom. This property features off-road parking for multiple vehicles to the front along with a spacious garage. This property features 16 solar panels fitted to the roof.

The key selling point to this property is undoubtedly the development potential (stpp). The potential of a extension above the garage or to the side to make this a larger family home, or perhaps the potential of a new dwelling tom the side of the property (stpp). This is a must view plot!

Directions

ounge

5.00m x 4.80m (16'4" x 15'8")

Double glazed window to front, double glazed sliding doors to rear, wood flooring, ceiling lights, wall mounted radiator, fireplace

Kitchen/Dining Room

4.80m x 3.50m (15'8" x 11'5")

Double glazed window to front and rear, tiled flooring, ceiling downlights, laminate wood worktop, storage cupboards, drainer sink with mixer tap. Integrated appliances include dishwasher, gas cooker, oven and extractor fan

Garage

4.60m x 3.60m (15'1" x 11'9")

Spacious garage with up and ove door, ceiling light

Bedroom:

5.00m x 2.70m (16'4" x 8'10")

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

Bedroom 2

3.50m x 2.00m (11'5" x 6'6")

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

3edroom

2.80m x 2.70m (9'2" x 8'10")

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

Bathroo

2.00m x 2.00m (6'6" x 6'6")

Privacy double glazed window to rear, lino floor, bath, toilet, pedestal sink with mixer tap, ceiling light

Rear Garder

Laid lawn, fence panels to boundaries. Wrap around garden with potential of another dwelling to the side (stpp)

































Ground Floor

Floor area 60.0 m² (646 sq.ft.)

First Floor

Floor area 41.3 m² (444 sq.ft.)

TOTAL: 101.3 m² (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon it so win inspection(s).

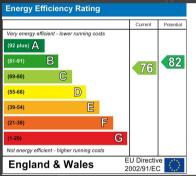


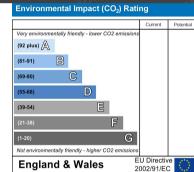












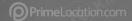
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