

# Heather Road, Small Heath



£245,000



# Heather Road, Small Heath

- 3 Bedrooms
- Shower Room
- uPVC Double Glazed
- Ideal Family Home
- Impressive shower room
- 2 Reception Rooms
- Off Street Parking
- Gas Central Heating
- WC on the first floor

## Tenure: Freehold

## Council Tax Band:

KLARICO Estate Agents are delighted to present this immaculate 3 bedroom property located within a prominent part of Birmingham. Benefits from having off-road parking to the front and features a spacious garden room to the rear garden.

Welcome to this charming property located on Heather Road in Birmingham. This mid-terrace house boasts two reception rooms on the ground floor, providing ample space for entertaining guests or simply relaxing with your loved ones.

With three bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or guest room. The property also features two bathrooms, including a stunning shower room accessible from the utility area, perfect for those busy mornings.

Parking is made easy with space for one vehicle, ensuring convenience for homeowners or guests. The high standard presentation of this property is evident throughout, offering a modern and stylish living space for its new owners.

Located in a desirable area, this property is ideal for those looking for a comfortable and well-maintained home. Don't miss the opportunity to make this house your own and enjoy the convenience and comfort it has to offer.

## Directions

### Reception Room

3.50m x 2.40m (11'5" x 7'10")

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

### Dining Room

3.60m x 3.50m (11'9" x 11'5")

Double glazed doors to rear, wood flooring, skirting, designer wall mounted radiator, ceiling light, coving to ceiling

### Kitchen

5.00m x 2.00m (16'4" x 6'6")

Double glazed window to rear, worktops, storage units, splashback tiling, drainer sink with mixer tap, gas cooker and extractor fan, skirting, tiled flooring, ceiling downlights

### Utility

1.70m x 1.50m (5'6" x 4'11")

### Shower Room

3.30m x 1.70m (10'9" x 5'6")

Double glazed privacy window to rear, ceiling downlights, toilet, wash basin, shower cubicle, ceramic floor and wall tiling

### Bedroom 1

3.60m x 3.50m (11'9" x 11'5")

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

### Bedroom 2

3.50m x 2.90m (11'5" x 9'6")

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

### Bedroom 3

3.30m x 2.00m (10'9" x 6'6")

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

### Rear Garden

Fence panels to boundaries, patio



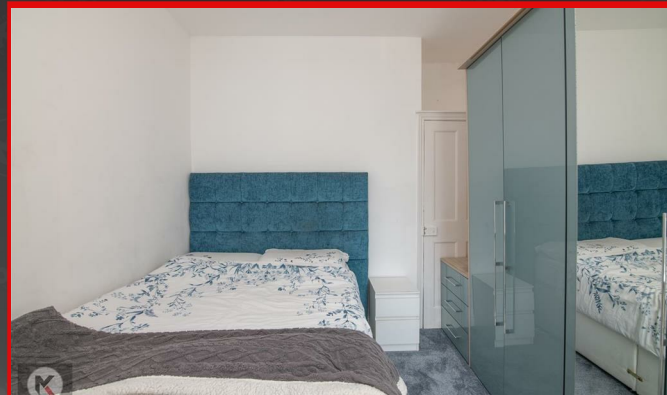


# Heather Road, Small Heath





# Heather Road, Small Heath





# Heather Road, Small Heath

