

Heather Road, Small Heath



£245,000

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- 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

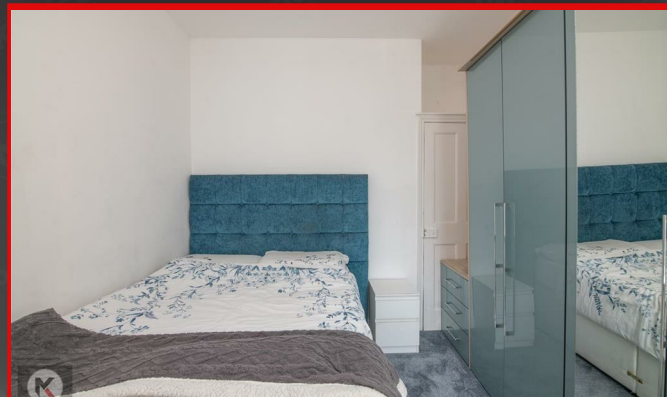
Fence panels to boundaries, patio



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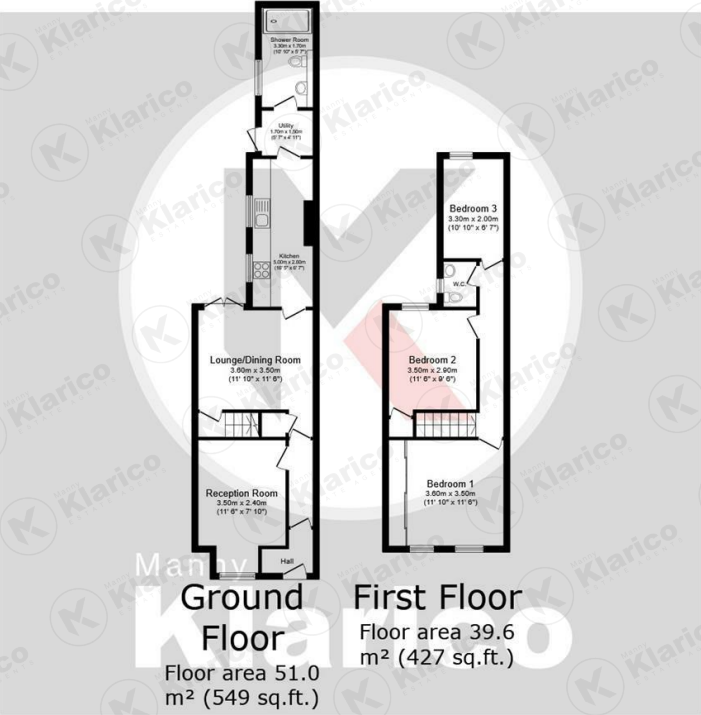


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TOTAL: 90.7 m² (976 sq.ft.)

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 its own inspection(s).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

