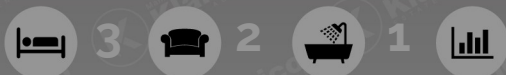


Fallows Road,



Offers Over £180,000



## Fallows Road,

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

**Tenure: Freehold**  
**Council Tax Band: A**

KLARICO Estate Agents are delighted to present this stunning 3 bedrooms property located within a prominent part of Birmingham. Presented to a high standard and a great property for both first time buyer or buy-to-lets.

Welcome to this charming property located on Fallows Road in Birmingham! This delightful mid-terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

One of the highlights of this property is the newly fitted ground floor shower room, adding a touch of modern convenience to this well-presented home. The property exudes a warm and inviting atmosphere, making it easy to envision yourself living here and creating lasting memories.

Situated in a convenient location, you'll find yourself within easy reach of local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away. Whether you're looking for a place to call your own or an investment opportunity, this property offers great potential for a variety of buyers.

Don't miss out on the chance to make this house your home sweet home - book a viewing today and experience the magic of Fallows Road for yourself!

## Directions

### Reception Room

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

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

### Lounge/Dining Room

3.70m x 3.50m (12'1" x 11'5")

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

### Kitchen

3.00m x 1.90m (9'10" x 6'2")

Double glazed window to side, tiled flooring, ceiling light, wood worktop, storage cupboard, integrated gas cooker with oven, extractor, plumbing for white goods

### Shower Room

2.30m x 1.90m (7'6" x 6'2")

Privacy double glazed window to rear, ceramic floor and wall tiling, shower cubicle with thermostatic shower unit, toilet, vanity wash unit with mixer tap, douche kit, ceiling light

### Bedroom 1

3.70m x 3.50m (12'1" x 11'5")

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

### Bedroom 2

3.70m x 3.60m (12'1" x 11'9")

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

### Bedroom 3

3.00m x 1.80m (9'10" x 5'10")

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

### Rear Garden

Fence panel to boundaries, patio, maintenance free



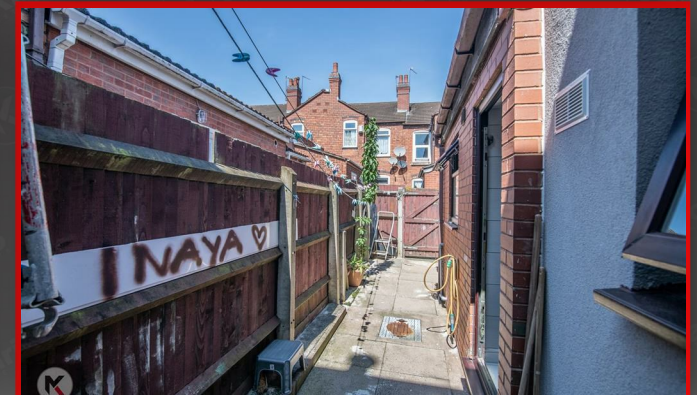


Fallows Road,





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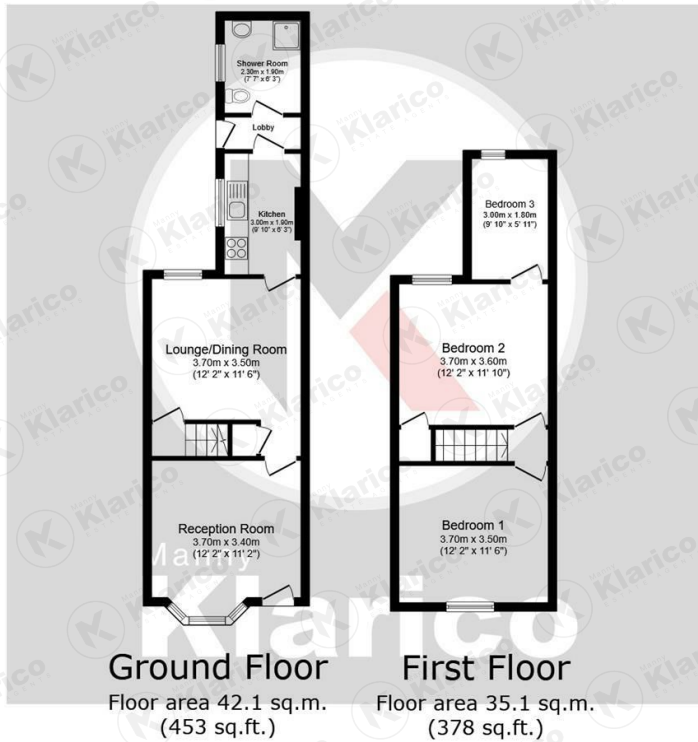




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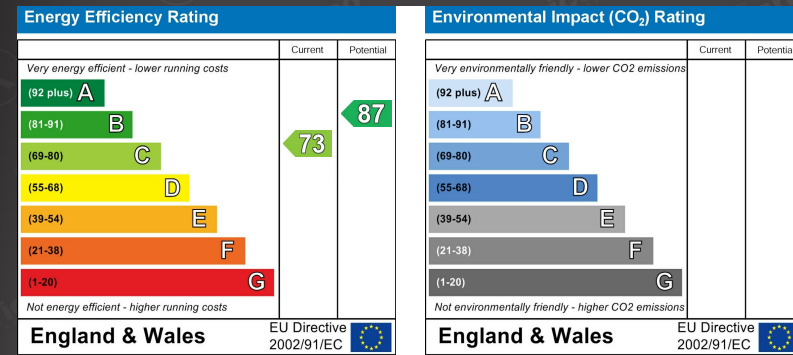


Manny  
**Klarico**  
ESTATE AGENTS



TOTAL: 77.2 sq.m. (831 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).



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