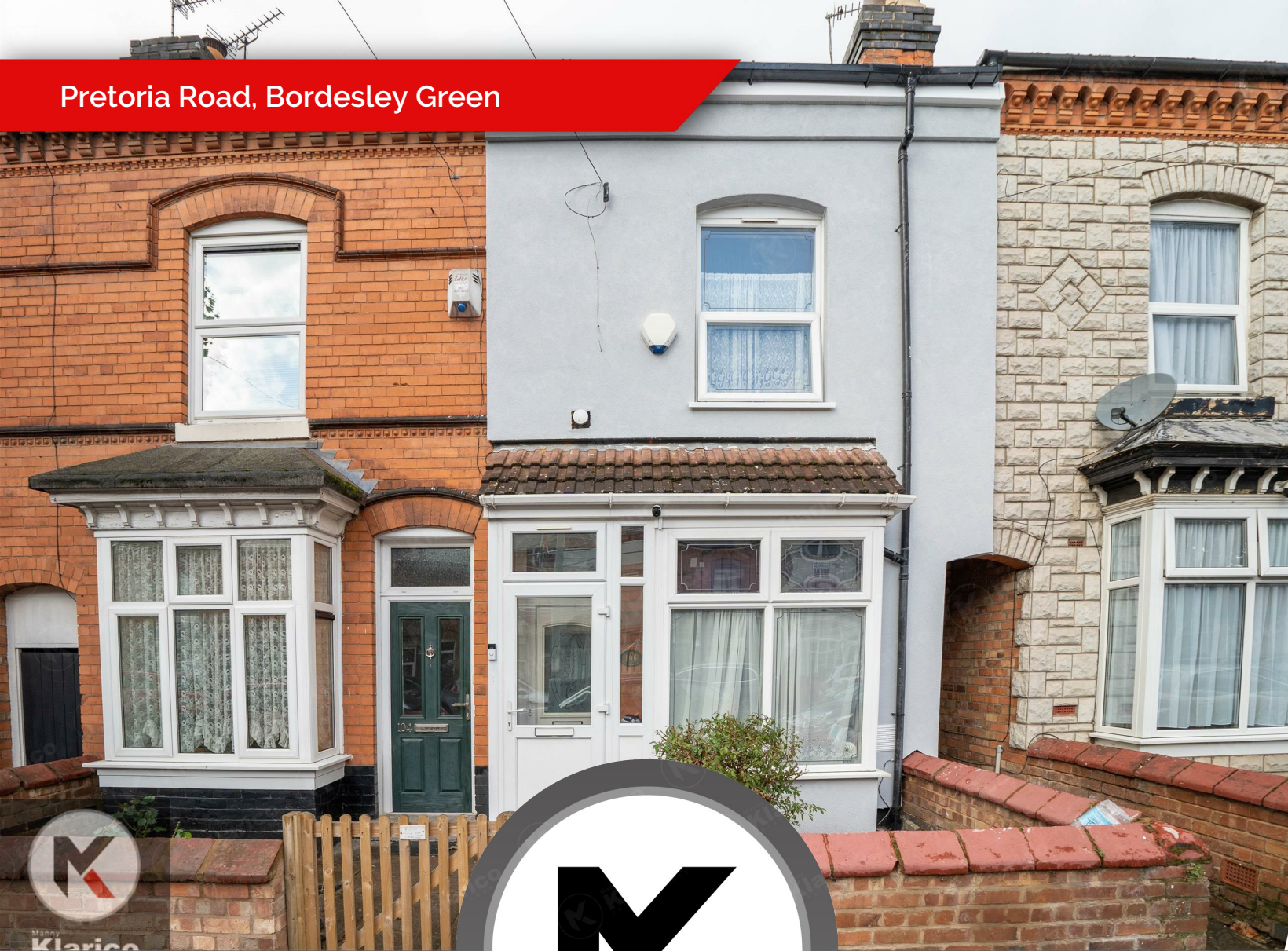


Pretoria Road, Bordesley Green



Offers Over £165,000

Pretoria Road, Bordesley Green

- 2 Reception Rooms
- Double Glazing
- Garden
- Ideal Buy to Let
- 2 Bedrooms
- Gas Central Heating
- Out Building
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Welcome to this charming mid-terrace house located on Pretoria Road in the heart of Birmingham! This delightful property boasts two cosy bedrooms, perfect for a small family or as a starter home. With two reception rooms, there's ample space for entertaining guests or simply relaxing with your loved ones.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Spanning across 830 sq ft, this property offers a comfortable living space for you to make your own. The lovely garden provides a tranquil outdoor retreat, ideal for enjoying a cup of tea on a sunny afternoon.

Conveniently situated, this house offers on-road parking, making coming home a breeze. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with potential, this house on Pretoria Road is a fantastic opportunity not to be missed. Don't hesitate to make this house your home sweet home!

Reception

3.51m x 2.41m (11'6" x 7'11")

Double glazed bay window to front, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

3.86m x 3.42m (12'8" x 11'3")

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

Kitchen

2.94m x 1.85m (9'8" x 6'1")

Double glazed window and door to side, tile flooring, splashback tiling, ceiling lights, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

Bedroom 1

4.19m x 3.42m (13'9" x 11'3")

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

Bedroom 2

3.88m x 3.00m (12'9" x 9'10")

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

Bathroom

2.85m x 1.85m (9'4" x 6'1")

Privacy double glazed window to rear, tile flooring, shower unit, wash basin with mixer tap, heated towel rail

WC

1.04m x 1.85m (3'5" x 6'1")

laminare flooring, vanity unit with mixer tap, toilet, ceiling light

Utility

1.04m x 1.85m (3'5" x 6'1")

Door to garden, Plumbing for white goods

Out building

Windows to garden, tile flooring, storage

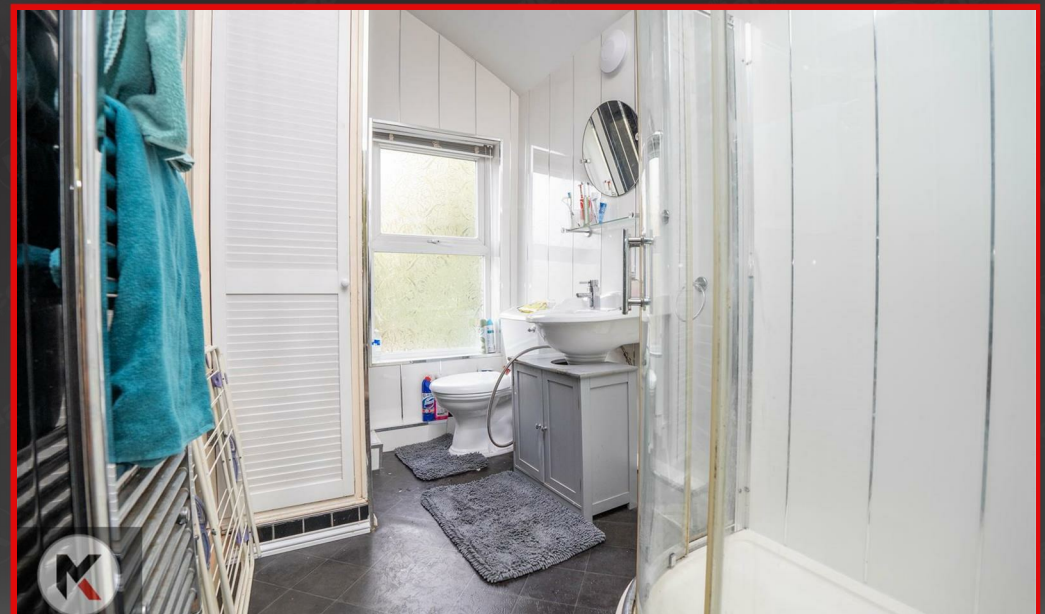
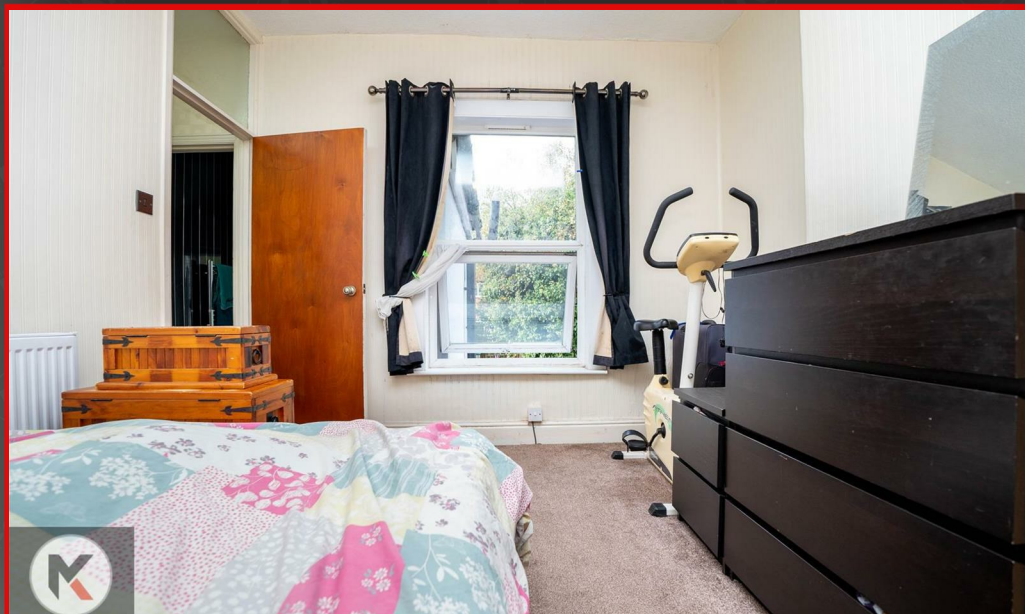
Garden

Garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

Directions



Pretoria Road, Bordesley Green



Pretoria Road, Bordesley Green



Pretoria Road, Bordesley Green



Manny
Klarico
ESTATE AGENTS



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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			
			85				
		40					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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