

Shirley Road, Acocks Green



Offers Over £230,000

Shirley Road, Acocks Green

- Mid-Terrace
- 4 Bedrooms
- Off-Road Parking
- Double Glazing
- Reception Room
- Impressive Kitchen/Diner
- Licensed HMO
- Gas Central Heating

Tenure: Freehold
Council Tax Band: A

Welcome to this charming property located on Shirley Road in the heart of Acocks Green, Birmingham. This delightful mid-terrace house boasts 2 reception rooms, 4 bedrooms, and 1 bathroom spread across 915 sq ft of living space.

One of the standout features of this property is the parking provision for up to 3 vehicles, ensuring convenience for you and your guests. Additionally, being a licensed HMO property, this home offers great potential for those looking to invest and develop the space further.

Situated in a vibrant neighbourhood with easy access to local amenities, schools, and transport links, this property is ideal for families or investors alike. The current tenants have a secure 3-year contract in place, providing a steady income stream for those considering this as an investment opportunity.

Don't miss out on the chance to own a property with such great potential and in a sought-after location. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

Bedroom 1

3.56m x 2.88m (11'8" x 9'5")

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

Lounge/Dining Room

4.15m x 3.86m (13'7" x 12'8")

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

Kitchen

4.17m x 2.34m (13'8" x 7'8")

Double glazed window to rear, double glazed door to rear, laminate flooring, splashback tiling, wall mounted radiator, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated extractor fan

Bedroom 2

4.15m x 2.88m (13'7" x 9'5")

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

Bedroom 3

3.57m x 2.88m (11'9" x 9'5")

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

Bedroom 4

3.45m x 2.28m (11'4" x 7'6")

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

Bathroom

1.87m x 2.26m (6'2" x 7'5")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with separate taps, shower unit, wash basin with separate taps, extractor fan.

Garden

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

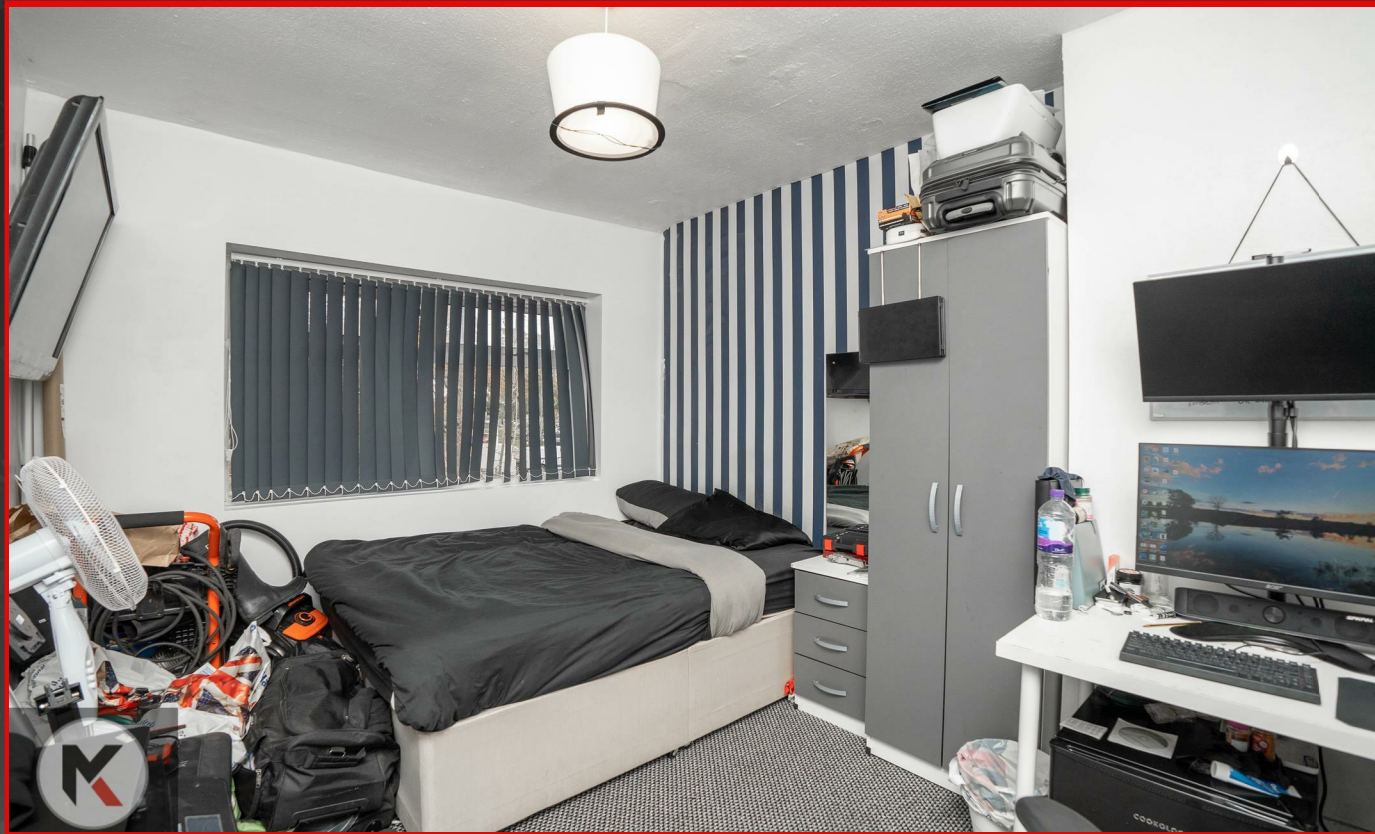
Directions

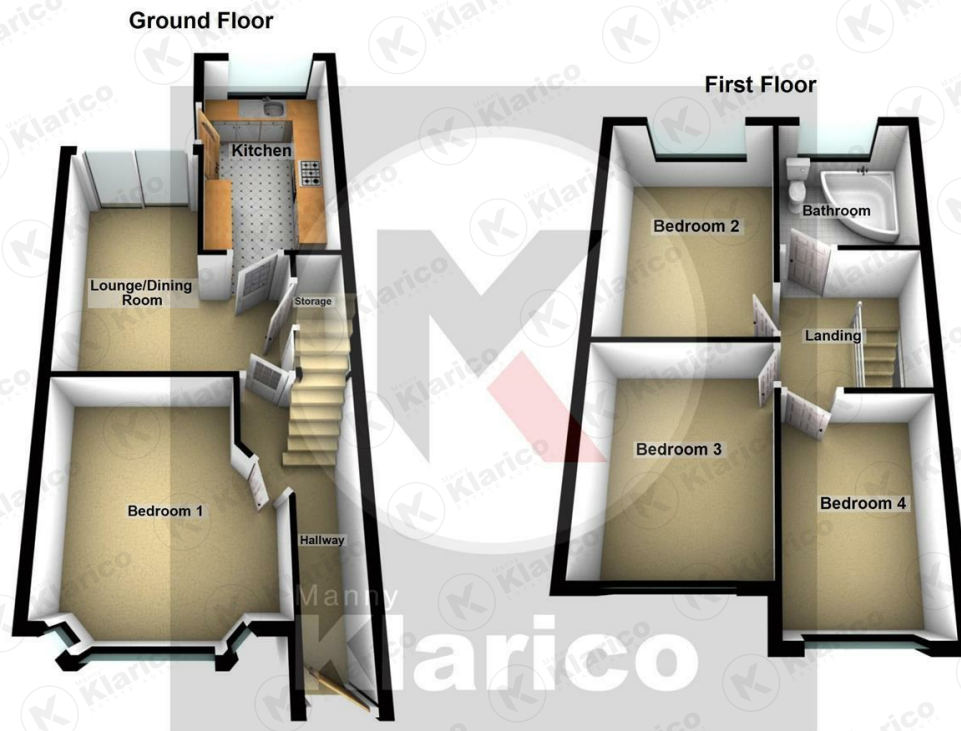


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Total area: approx. 85.0 sq. metres (915.3 sq. feet)

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			
			66				87
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

