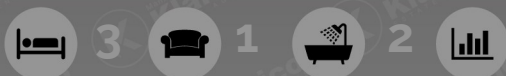
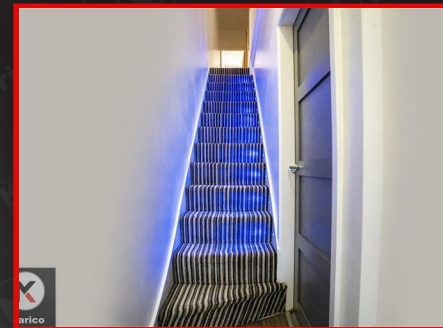


Hob Moor Road, Small Heath



£220,000

Hob Moor Road, Small Heath

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- Reception Room
- Impressive Kitchen/Diner
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Welcome to this charming property located on Hob Moor Road in the heart of Small Heath, Birmingham. This delightful mid-terrace house boasts a generous 1,027 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a spacious living room, ideal for relaxing with family or hosting guests. The three well-appointed bedrooms offer plenty of space for a good night's sleep or can be transformed into a home office for remote working.

The property features two bathrooms, ensuring convenience and privacy for all residents. The impressive kitchen is a true highlight, providing a stylish and functional space to whip up delicious meals.

One of the standout features of this property is the lovely garden, offering a tranquil outdoor space to enjoy a morning coffee or alfresco dining on warm summer evenings.

Located in a vibrant neighbourhood, this house is surrounded by local amenities, schools, and parks, making it an ideal place to call home. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and start envisioning your life in this lovely home on Hob Moor Road.

Lounge Area

7.43m x 3.16m (24'5" x 10'4")

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

Kitchen

8.79m x 2.23m (28'10" x 7'4")

Double glazed windows to side, tile flooring, splashback, wall mounted radiator, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Dining Area

2.70m x 2.23m (8'10" x 7'4")

Double glazed window to side, double glazed door to rear, tile flooring, ceiling light, skirting, wall mounted radiator

Shower Room

Privacy double glazed window to side, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet

Bedroom 1

3.46m x 4.10m (11'4" x 13'5")

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

Bedroom 2

3.87m x 2.55m (12'8" x 8'4")

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

Bedroom 3

2.40m x 2.23m (7'10" x 7'4")

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

Bathroom

1.31 x 1.85 (4'3" x 6'0")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, toilet

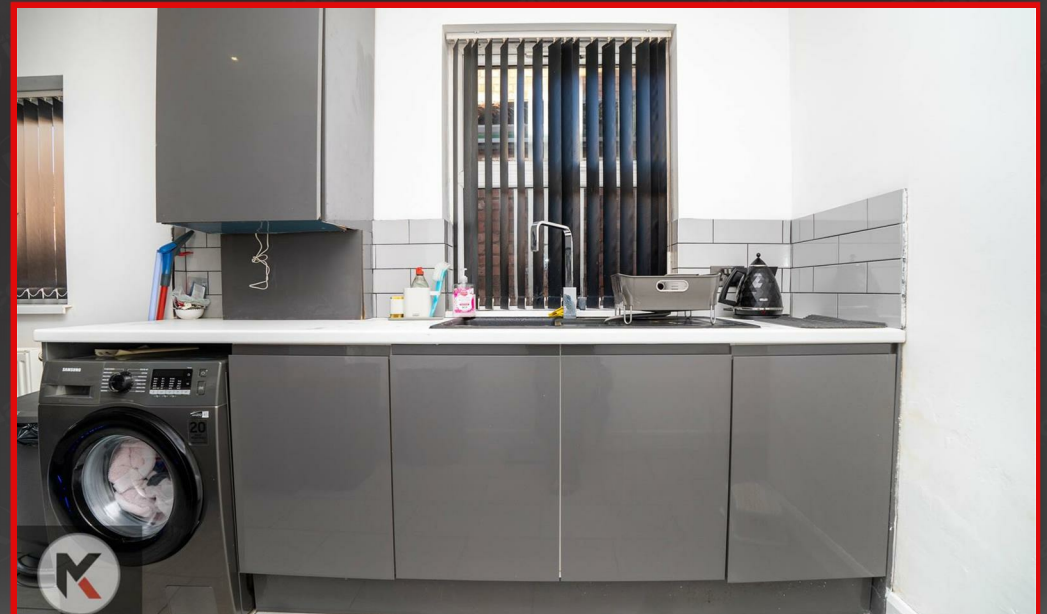
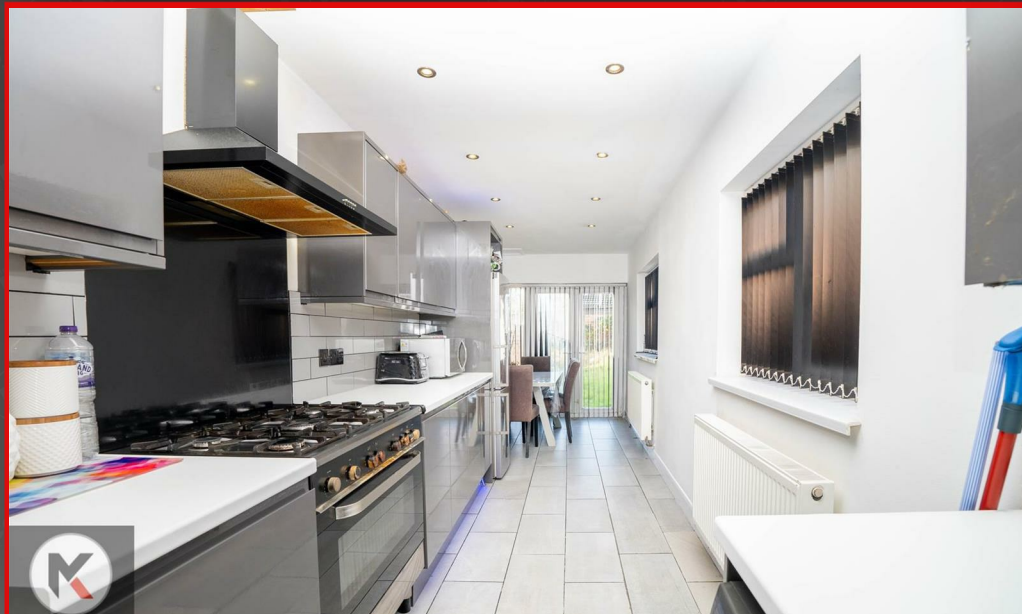
Garden

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

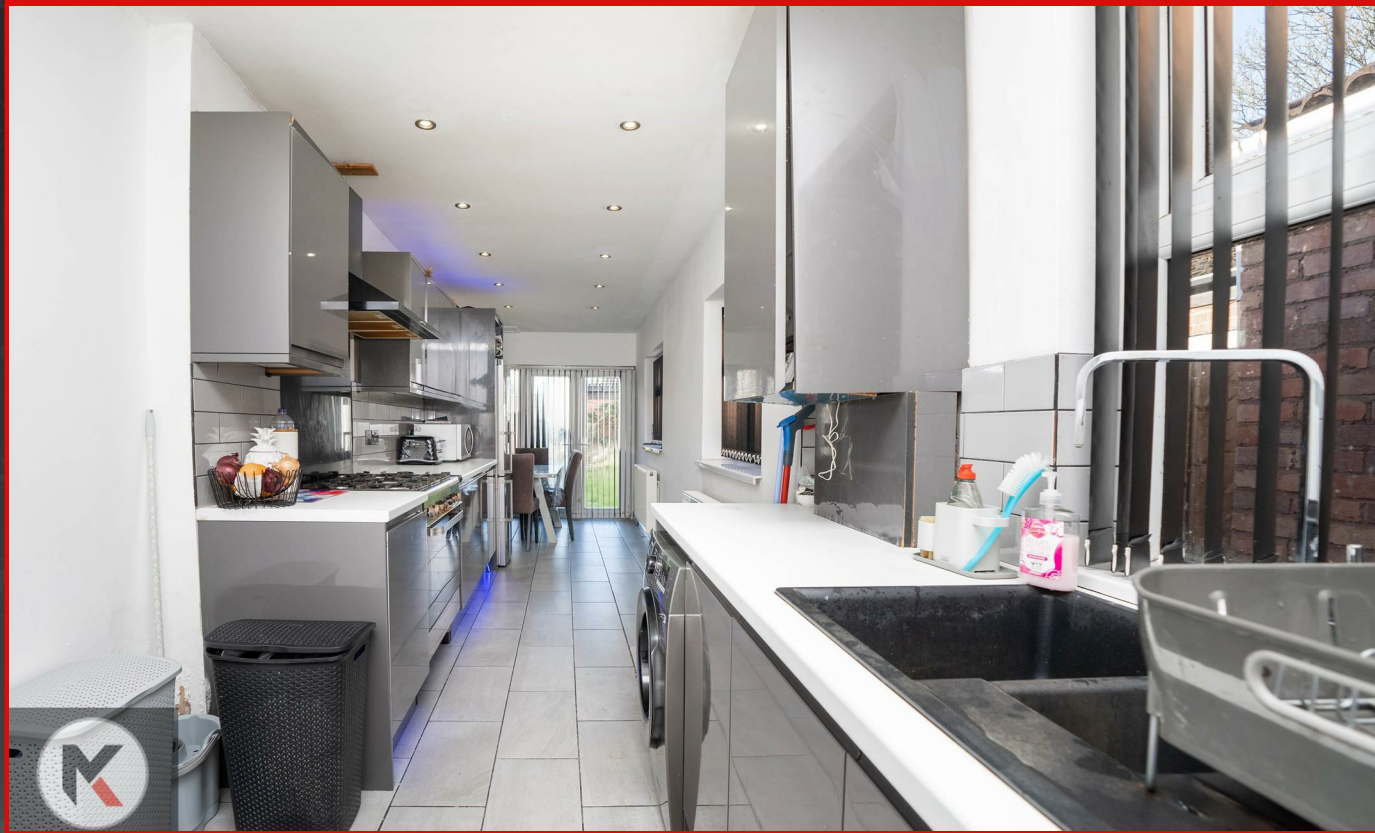
Directions



Hob Moor Road, Small Heath



Hob Moor Road, Small Heath



Hob Moor Road, Small Heath



Hob Moor Road, Small Heath



Manny
Klarico
ESTATE AGENTS



Total area: approx. 95.4 sq. metres (1027.0 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		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
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

