

Caroline Road,



5 3 1 E

**£375,000**

Welcome to Caroline Road, Birmingham - a charming semi-detached house with great potential for upgrading! This early 20th-century property boasts a generous 2,190 sq ft of space, offering ample room for a growing family.

Upon entering, you are greeted by not one, not two, but three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features five spacious bedrooms, providing plenty of space for everyone in the family to have their own sanctuary.

Although the house is in need of refurbishment, this presents a fantastic opportunity for you to put your own stamp on the property and create the home of your dreams. Additionally, the basement offers extra storage space, ensuring that you will never run out of room for your belongings.

With its historical charm and potential for modern upgrades, this property on Caroline Road is just waiting for the right owner to come along and transform it into a stunning family home. Don't miss out on this exciting opportunity to make this house your own!



## Caroline Road,

- Semi-Detached
- 5 Bedrooms
- Double Glazing
- Ideal Family Home
- 3 Reception Rooms
- Great Potential For Development
- Gas Central Heating
- Ideal for First Time Buyers

### Reception

13'0" x 13'1" (3.97m x 3.99m)

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

### Living Room

12'6" x 11'5" (3.81m x 3.48m)

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

### Lounge/Diner

16'0" x 10'10" (4.88m x 3.30m)

Double glazed bay window to side, carpet flooring, gas fire place, wall mounted radiator, ceiling lights, skirting

### Kitchen

8'11" x 10'10" (2.72m x 3.30m)

Double glazed window to side, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated extractor fan

### Utility

4'5" x 10'10" (1.34m x 3.30m)

Double glazed door to garden, storage units, worktop, laminate flooring

### Bathroom

5'4" x 10'10" (1.62m x 3.30m)

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with separate taps, shower unit, pedestal sink with separate taps, extractor fan, wall mounted radiator

### Store Room

Ceiling light, concrete flooring

### Bedroom 1

13'5" x 17'6" (4.10m x 5.33m)

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

### Bedroom 2

12'11" x 11'9" (3.93m x 3.57m)

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

### Bedroom 3

13'7" x 10'10" (4.14m x 3.30m)

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

### WC

Laminate flooring, pedestal sink with separate taps, toilet, ceiling light

## Directions



Caroline Road,



#### Bedroom 4

13'0" x 11'2" (3.96m x 3.40m)  
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

#### Bedroom 5

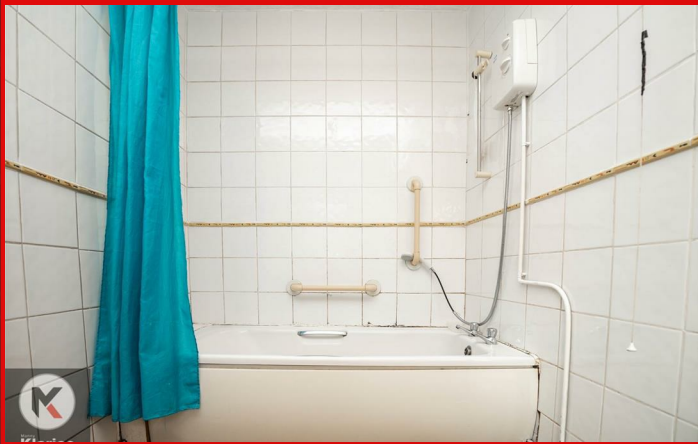
13'0" x 17'6" (3.97m x 5.33m)  
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

#### Garden

Garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs



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Total area: approx. 203.5 sq. metres (2190.4 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.



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

