

Pretoria Road,



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Offers Over £190,000



## Pretoria Road,

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

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

Nestled on the charming Pretoria Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built between 1920 and 1929, the property boasts a generous 1,067 square feet of well-designed space, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The impressive kitchen is a standout feature, designed with both style and functionality in mind, making it a joy to cook and gather with loved ones. The property also includes two well-appointed bathrooms, ensuring that morning routines run smoothly for all residents.

The two spacious bedrooms offer a peaceful retreat, while the massive loft room presents an exciting opportunity for additional living space, whether it be a home office, playroom, or guest accommodation.

Situated in a great location, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. With its blend of period charm and modern comforts, this property is a must-see for anyone looking to settle in Birmingham. Don't miss the chance to make this lovely house your new home.

## Directions

### Reception Room

3.44m x 3.32m (11'3" x 10'11")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

### Living Room

3.75m x 3.32m (12'4" x 10'11")  
Double glazed window to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

4.62m x 1.79m (15'2" x 5'10")  
Double glazed window to side, double glazed door to garden, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Bathroom

1.85m x 1.89m (6'1" x 6'2")  
Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap, heated towel rail, extractor fan

### Bedroom 1

3.89m x 3.32m (12'9" x 10'11")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

3.76m x 2.50m (12'4" x 8'2")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, heated towel rail, extractor fan

### Loft Room

6.00m x 3.56m (19'8" x 11'8")  
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

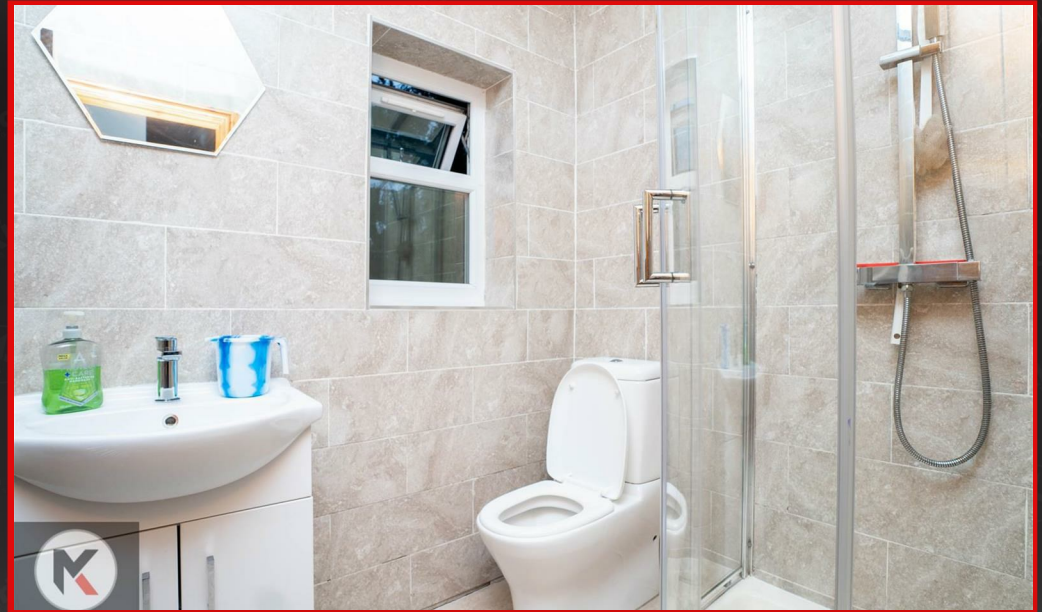
### Garden

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



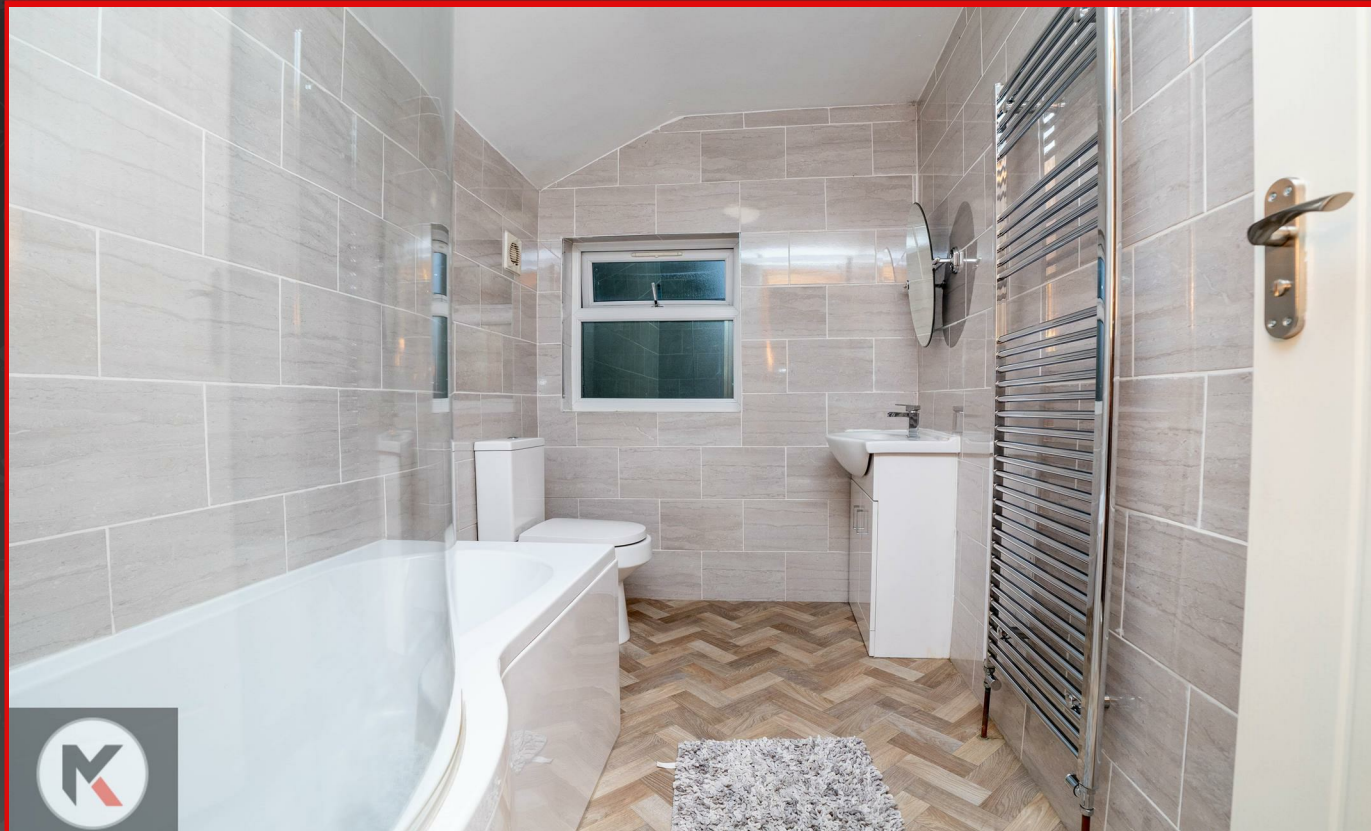


Pretoria Road,





Pretoria Road,





Pretoria Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 99.1 sq. metres (1066.9 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, furniture, etc. shown are not shown to scale and therefore no guarantee can be made.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
			(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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

