

Roydon Road,



Offers Over £240,000

Nestled on the charming Roydon Road in Birmingham, this delightful end-terrace house offers a wonderful opportunity for both families and investors alike. With a generous living space of 896 square feet, this property boasts three spacious bedrooms, perfect for accommodating a growing family or providing ample guest space. The well-appointed reception room invites you to relax and unwind, while the amazing kitchen is sure to impress any culinary enthusiast, providing a fantastic area for cooking and entertaining.

The property, built between 1920 and 1929, retains a sense of character and charm, making it a lovely home for those who appreciate period features. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the ample parking space available for up to five vehicles, a rare find in urban settings. This feature not only adds convenience but also enhances the property's appeal for potential developments. With the possibility to extend, there is significant potential to increase the living space and tailor the home to your specific needs.

Situated in a great location, this house is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Whether you are looking to settle down in a spacious home or seeking a promising investment opportunity, this property on Roydon Road is not to be missed. Embrace the chance to create your dream home in this vibrant Birmingham neighbourhood.



Roydon Road,

- End-Terrace
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Well Maintained
- Reception Room
- Impressive Kitchen/Diner
- Garden
- Gas Central Heating
- Ideal Family Home

Living Room

14'0" x 13'9" (4.26m x 4.20m)

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

Kitchen/Dining Room

9'6" x 17'2" (2.90m x 5.22m)

Double glazed window to rear, 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, integrated dish washer and washing machine, integrated microwave and oven, wall mounted radiator

Bedroom 1

13'0" x 9'4" (3.95m x 2.84m)

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

Bedroom 2

10'8" x 9'5" (3.25m x 2.88m)

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

WC

3'4" x 4'3" (1.01m x 1.30m)

Privacy double glazed window to side rear, tile flooring, wash basin with mixer tap, toilet, ceiling light, extractor fan

Directions



Roydon Road,



Bedroom 3

9'3" x 7'5" (2.82m x 2.26m)

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

Bathroom

6'2" x 7'0" (1.88m x 2.14m)

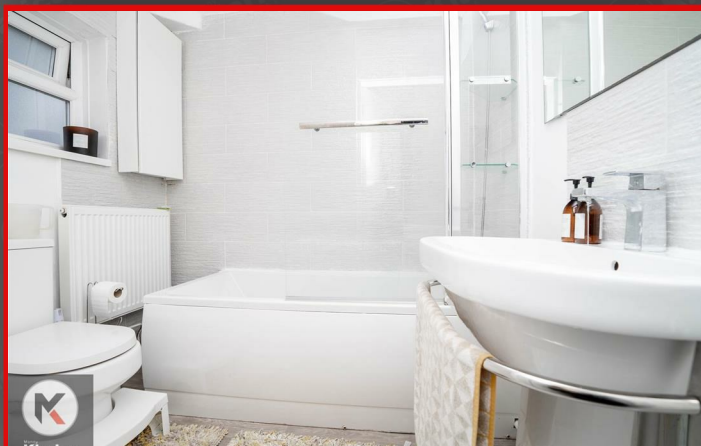
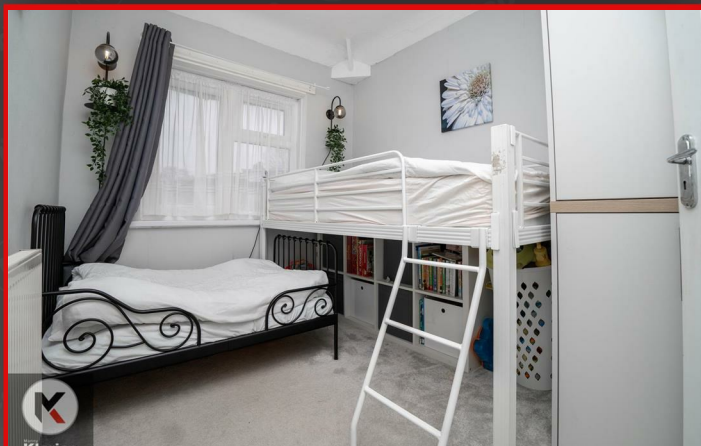
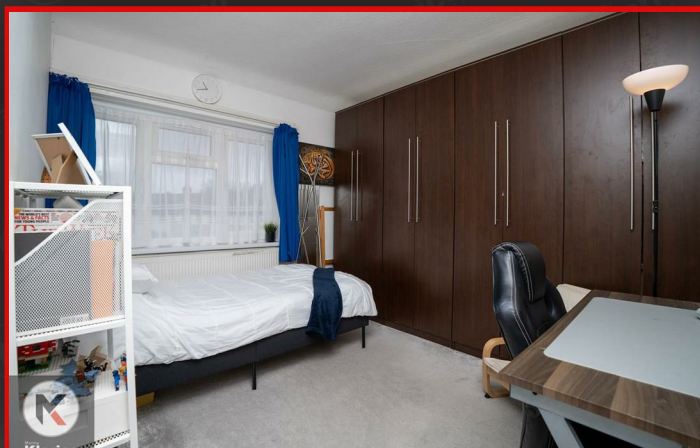
Privacy double glazed window to side, laminate flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, extractor fan, wall mounted radiator



Garden

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

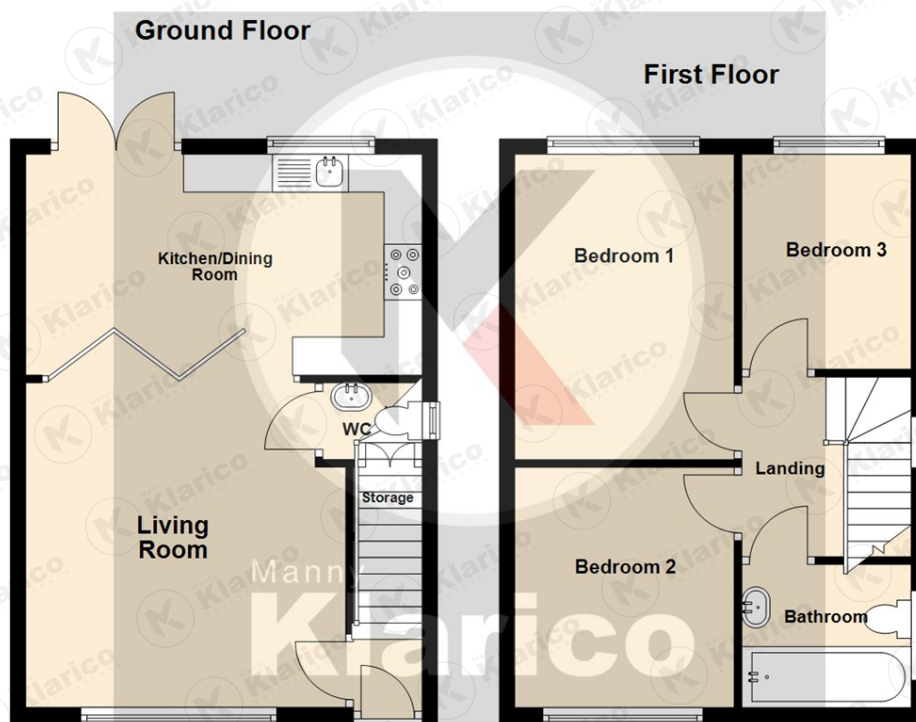
Roydon Road,



Roydon Road,



Roydon Road,



Total area: approx. 83.2 sq. metres (895.5 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.
Plan produced using PlanUp.



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

