

Fallows Road, Sparkbrook



Offers Over £170,000



## Fallows Road, Sparkbrook

- Mid Terraced
- 2 Reception Rooms
- Ideal For Buy To Lets
- Gas Central Heating
- 2 Bedroom
- 2 Bedrooms
- Double Glazing
- Ideal For First Time Buyers

### Tenure: Freehold

### Council Tax Band: A

KLARICO Estate Agents are delighted to present this 2 bedroom mid terraced property located within a prominent part of Birmingham. An ideal property for first time buyers or buy to let landlords.

Welcome to Fallows Road, Birmingham - a charming location perfect for those looking to settle down in a cozy home. This mid-terrace house boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, making it an ideal choice for first-time buyers or those interested in a buy-to-let investment opportunity.

The property's layout offers a comfortable living space with two reception rooms that can be tailored to suit your lifestyle - whether you fancy a cosy reading nook or a stylish entertainment area. The two bedrooms provide ample space for relaxation and rest, ensuring a peaceful night's sleep.

Situated in a vibrant neighbourhood, this house on Fallows Road is surrounded by local amenities, schools, and parks, making it a convenient and desirable location for families and professionals alike. The property's potential as a buy-to-let investment is also worth considering, with its appeal to tenants looking for a well-connected and welcoming home.

Don't miss out on the opportunity to make this house your own or to add it to your property portfolio. Fall in love with Fallows Road and all it has to offer - schedule a viewing today and envision the possibilities that await in this lovely Birmingham abode.

### Directions

#### Reception Room One

3.60m x 3.40m (11'9" x 11'1")

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

#### Reception Room Two

3.80m x 3.60m (12'5" x 11'9")

Door to rear garden, wood flooring, ceiling light, wall mounted radiator

#### Kitchen

3.20m x 2.00m (10'5" x 6'6")

Double glazed window to rear garden, wood flooring, worktop, storage cupboards, drainer sink with mixer tap, ceiling light

#### Bedroom 1

3.60m x 3.40m (11'9" x 11'1")

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

#### Bedroom 2

3.80m x 2.60m (12'5" x 8'6")

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

#### Bathroom

2.20m x 2.00m (7'2" x 6'6")

Privacy double glazed window to side, bath with shower unit, sink with mixer tap, wall mounted radiator

#### Toilet

.81 x 1.02 (.265'8" x 3'4")

Pedestal sink with taps, toilet, ceiling light

#### Rear Garden

Patio, fence panels to boundaries





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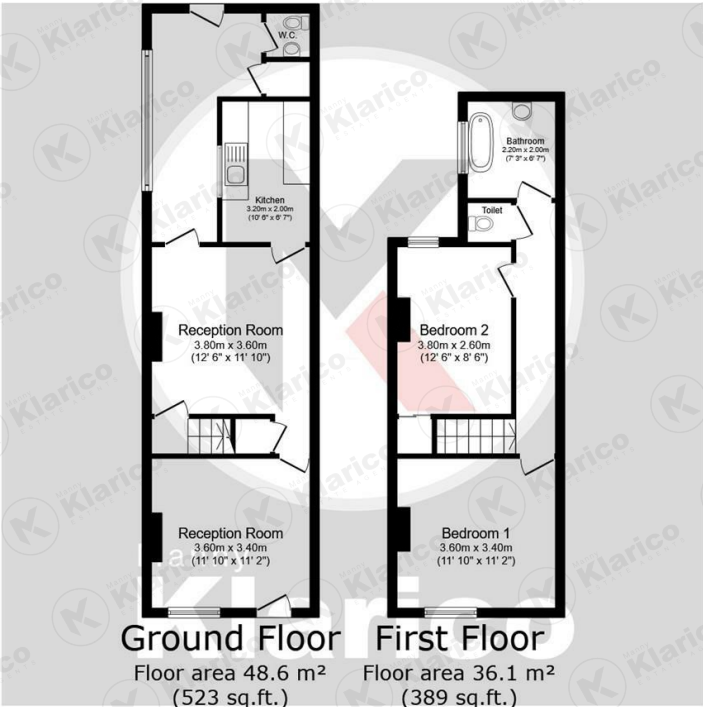




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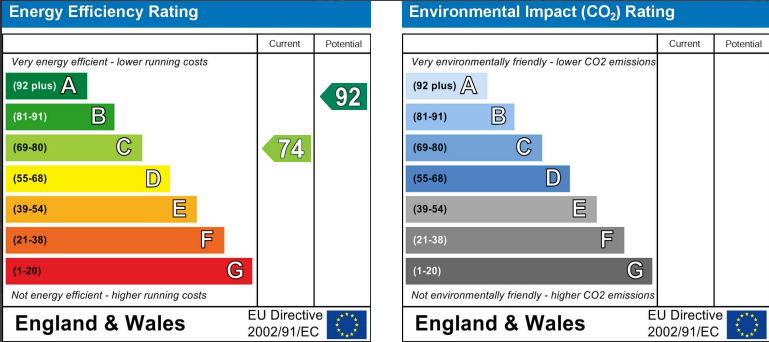






TOTAL: 84.7 m<sup>2</sup> (912 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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