

Percy Road,



Offers Over £220,000

Percy Road,

- Mid-Terrace
- 3 Bedrooms
- Double Glazed
- Ideal Buy to Let
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

KLARICO Estate Agents proudly present this 3-bedroom mid-terrace property situated within Birmingham. This property offers 2 spacious living rooms alongside a kitchen and diner. This property would be ideal for First Time Buyers alongside investors.

Nestled on the charming Percy Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built between 1900 and 1909, the property boasts a rich history while being maintained in great condition, making it an ideal choice for families or professionals seeking a comfortable home.

Spanning an impressive 8,895 square feet, this residence features three spacious reception rooms, providing ample space for relaxation, entertaining, or even a home office. The three well-appointed bedrooms offer a peaceful retreat, ensuring a restful night's sleep. The property also includes a well-designed bathroom, catering to the needs of a busy household.

The location on Percy Road is particularly appealing, as it combines the convenience of urban living with a sense of community. Residents will find themselves within easy reach of local amenities, schools, and parks, making it a perfect spot for families and individuals alike.

This property presents a wonderful opportunity to own a piece of Birmingham's architectural heritage while enjoying the comforts of contemporary living. With its generous space and excellent condition, this mid-terrace house is not to be missed. Whether you are looking to buy or rent, this home is sure to impress.

Directions

Reception

3.46m x 2.29m (11'4" x 7'6")

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

Living Room

3.65m x 3.34m (12'0" x 10'11")

Double glazed windows to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting

Dining Room

2.95m x 2.05m (9'8" x 6'9")

Double glazed windows to side, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

3.94m x 2.05m (12'11" x 6'9")

Double glazed window to side, door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, integrated double oven, plumbing for white goods, integrated washing machine

Bathroom

1.90m x 2.05m (6'3" x 6'9")

Privacy double glazed window to side, tile flooring, bathtub with mixer tap, wall tiles, shower unit over bath, pedestal sink with mixer tap, toilet, , extractor fan, heated towel rail, wall mounted electric radiator

Bedroom 1

3.33m x 3.35m (10'11" x 11'0")

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

Bedroom 2

3.65m x 2.40m (12'0" x 7'10")

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

Bedroom 3

2.07m x 2.12m (6'9" x 6'11")

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

WC

1.10 x 0.83 (3'7" x 2'8")

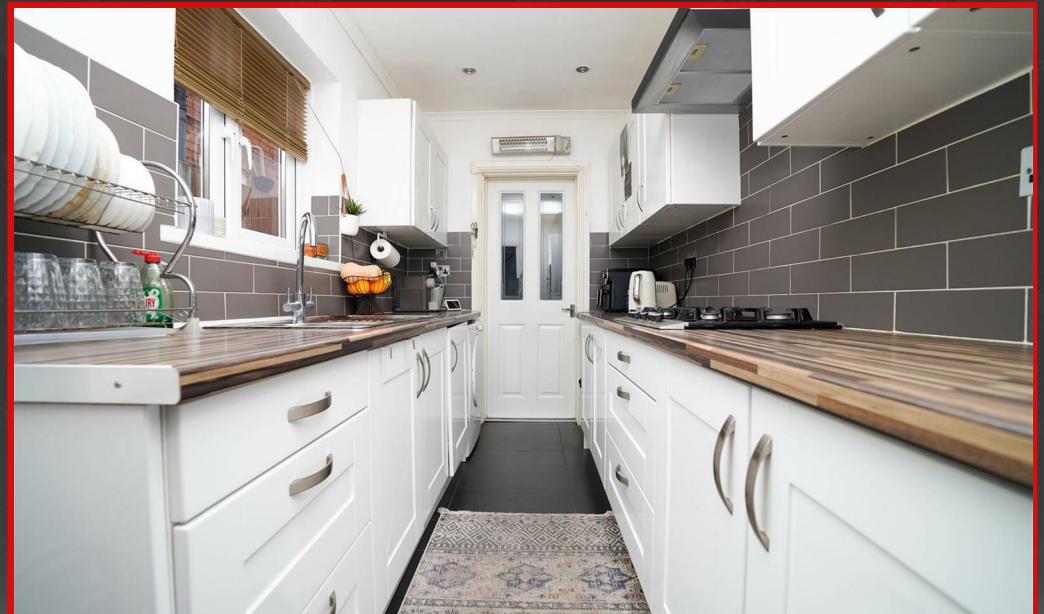
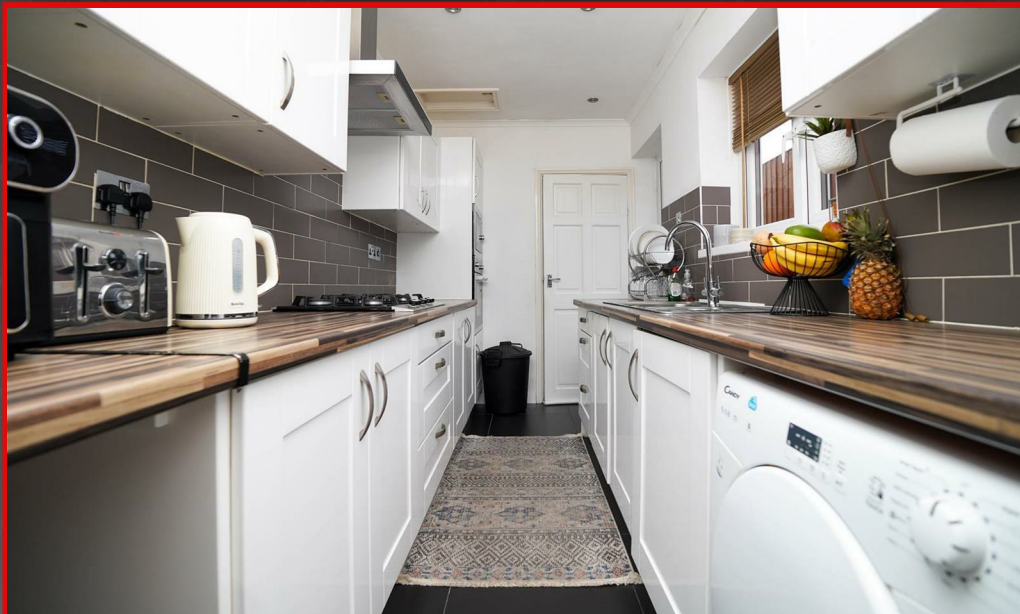
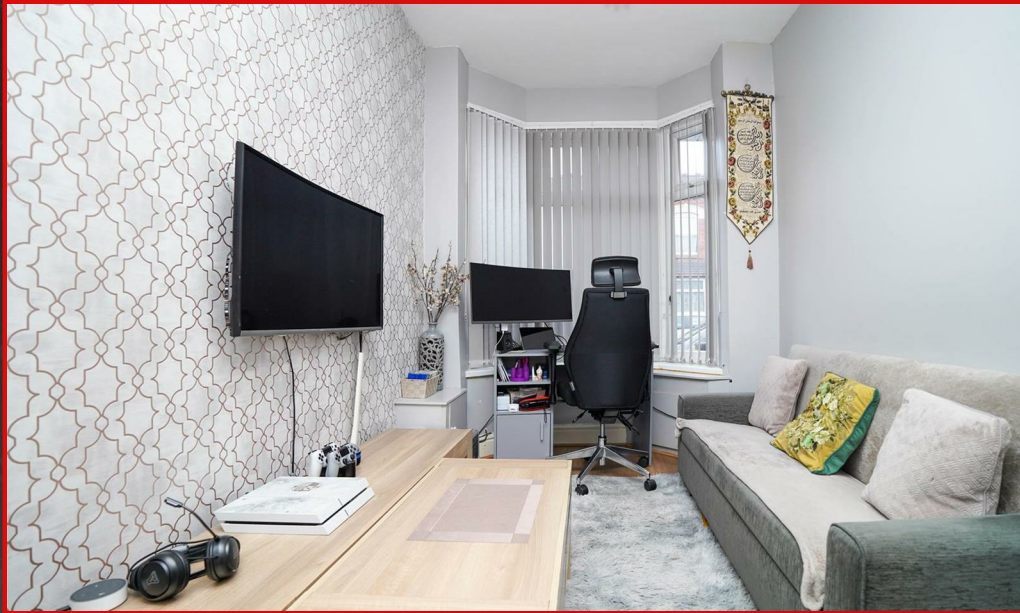
Lino flooring, toilet, ceiling light, wash basin with mixer tap

Garden

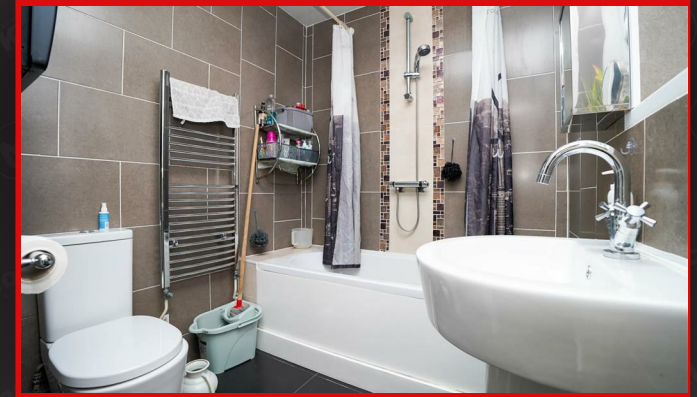
Spacious garden, garden slabs, privacy from rear, fence panels to boundaries



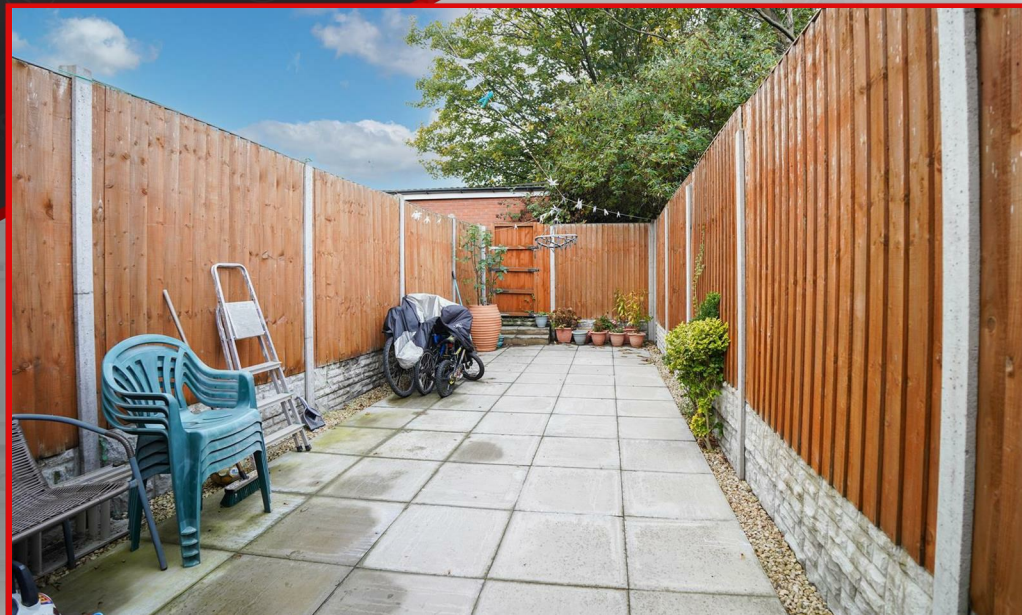
Percy Road,



Percy Road,



Percy Road,



Percy Road,



Manny
Klarico
ESTATE AGENTS



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

