

Medlicott Road,



Offers Over £210,000

KLARICO Estate Agents proudly present this 3 bedroom end terrace property situated within Birmingham. This property offers 2 spacious living rooms alongside a kitchen/diner. This property would be ideal for First Time Buyers alongside Investors. Book your viewing now to avoid disappointment!

The ground floor comprises of 2 reception rooms alongside an kitchen diner room. The first floor provides 3 bedrooms along with a family sized bathroom. Within the vicinity can be found good schools and nurseries such as Conway Primary School which could be found within walking distance. There is also easy access to local amenities and transport links which could again be found within walking distance.



Medlicott Road,

- End Terrace
- 3 Bedrooms
- Gas Central Heating
- Ideal Family Home
- Ideal for First Time Buyers
- 2 Reception Rooms
- Double Glazed
- Well Maintained Garden
- Ideal Buy to Let

Hallway

Ceiling lights, wall mounted radiator, stairs, door to:

Family Room

13'11" x 12'0" (4.23m x 3.66m)

Double Glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

Living Room

12'3" x 12'2" (3.73m x 3.71m)

Double glazed window to rear, laminate flooring, chimney breast, ceiling light, skirting, wall mounted radiator, door to:

Kitchen/Diner

15'9" x 8'0" (4.79m x 2.44m)

Double glazed window to side, laminate flooring, splashback tiling, wall mounted radiator, ceiling lights, generous number of storage units, drainer sink with mixer tap

Storage

Landing

carpet, wall mounted radiator, ceiling lights

Bedroom 1

11'4" x 15'6" (3.45m x 4.73m)

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

Bedroom 2

15'7" x 8'0" (4.76m x 2.44m)

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

Bedroom 3

7'10" x 9'7" (2.38m x 2.92m)

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

Bathroom

4'8" x 9'7" (1.43m x 2.92m)

Privacy double glazed window to side, lino flooring, wall tiles, bathtub with mixer tap, electrical shower unit, wash basin with mixer tap, heated towel rail, extractor fan.

Storage

Rear Garden

Spacious garden, garden slabs, privacy from rear,

Directions



Medlicott Road,





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

