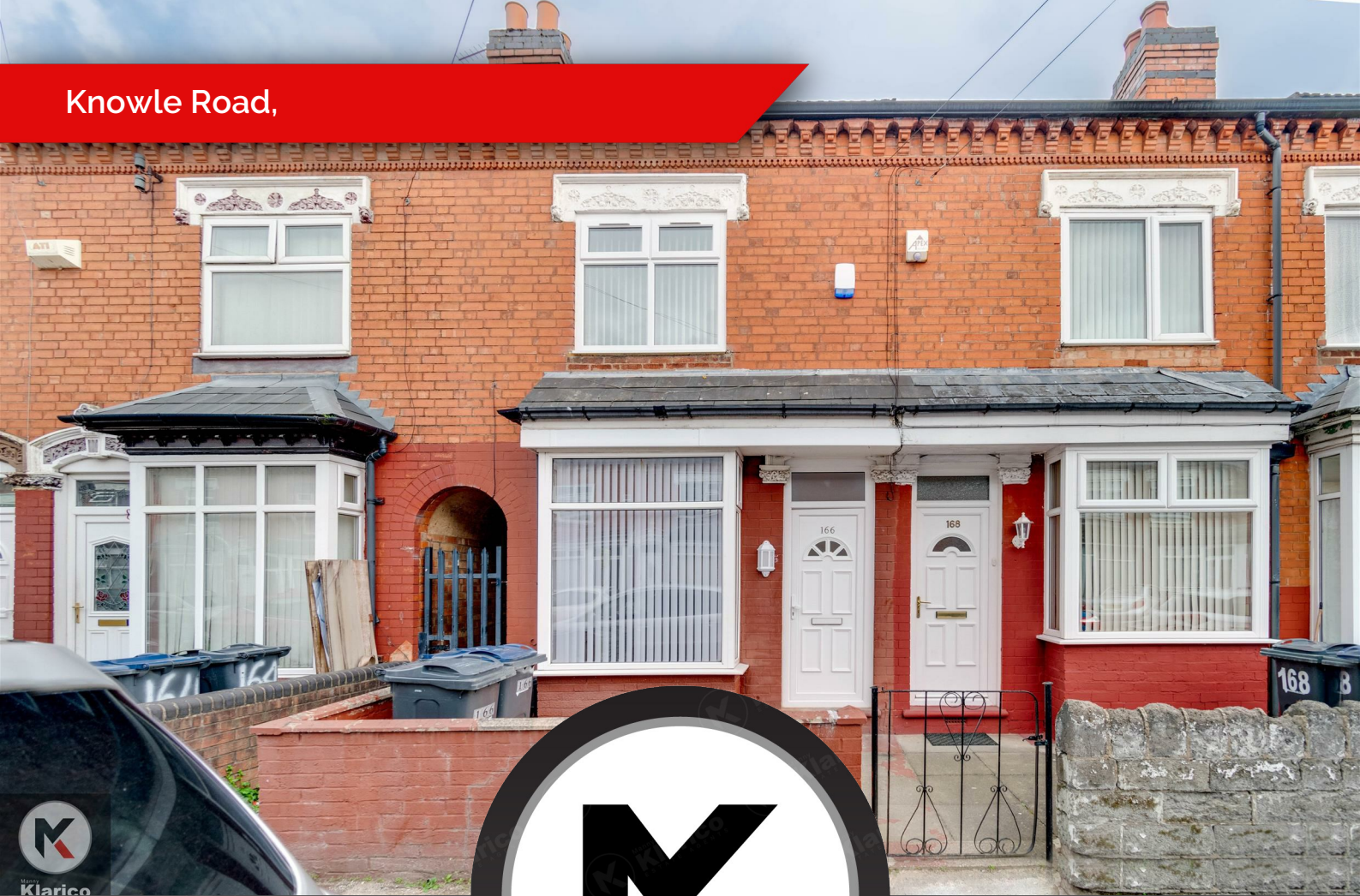


Knowle Road,



£1,050 PCM

KLARICO Estate Agents are delighted to present this stunning 3 bedroom mid terraced property. Benefits from having been completely refurbished to provide a newly fitted kitchen and bathroom along with new carpet throughout!

The ground floor provides 2 spacious reception rooms with access into an immaculate kitchen through to bathroom. The first floor provides 3 spacious bedrooms. Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links. Nearby facilities include a range of retail and foot outlets on Stratford Road. This property sits approx 3 miles from Birmingham City Centre.



## Knowle Road,

- \*Immediately Available\*
- New Kitchen
- uPVC Double Glazing
- 3 Bedrooms
- Ideal Family Home
- Completely Renovated
- New Bathroom
- Gas Central Heating
- 2 Reception Rooms

### Family Room

13'0" x 11'1" (3.96m x 3.38m)

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

### Living Room

14'8" x 11'1" (4.48m x 3.38m)

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

### Kitchen

12'6" x 6'2" (3.82m x 1.89m)

Double glazed window and door to rear garden, tiled flooring, ceiling downlight, drainer sink with mixer tap, integrated gas cooker with oven, worktop, storage cupboards, washing machine, fridge freezer

### Bathroom

8'8" x 6'2" (2.64m x 1.89m)

Privacy double glazed window to rear, tiled flooring, ceiling downlights, bath with shower unit, heated towel rail, pedestal with mixer tap, toilet, extractor

### Bedroom 1

10'10" x 13'1" (3.30m x 3.98m)

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

### Bedroom 2

12'0" x 10'2" (3.67m x 3.09m)

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

### Bedroom 3

12'4" x 6'2" (3.76m x 1.87m)

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

### Rear Garden

Slabbing, fence panels to boundaries

### Directions

Council Tax Band: A



Knowle 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.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 102 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b>	
(91-91) <b>B</b>		(69-80) <b>B</b>	
(80-80) <b>C</b>		(55-69) <b>C</b>	
(69-69) <b>D</b>		(39-54) <b>D</b>	
(50-50) <b>E</b>		(21-38) <b>E</b>	
(21-28) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

