

# Horton & Senate



39 Esme Road, Birmingham, B11 4NH

£349,950

- Three Bedroom Mid Terrace
- Large Utility Area
- Three Double Bedrooms
- Three Downstairs Receptions
- Low Maintenance Rear Garden
- Downstairs WC & Shower Room



# 39 Esme Road, Birmingham B11 4NH

With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are ideal for family gatherings or hosting friends, ensuring that every occasion is memorable.

The house boasts three well-proportioned bedrooms plus two modern bathrooms, which add to the convenience of family living.

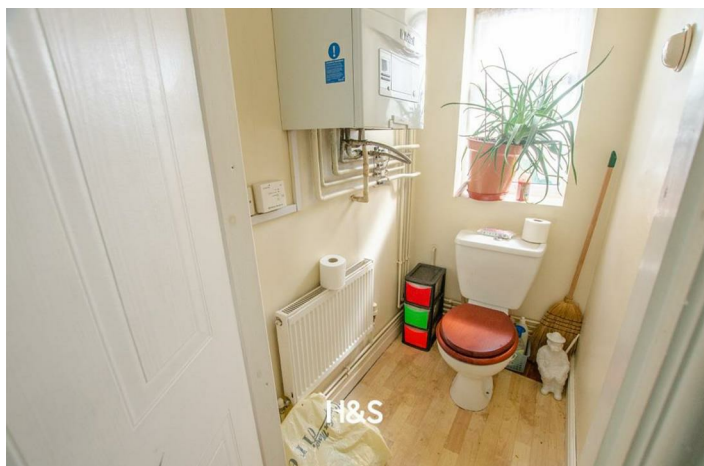
Esme Road provides easy access to local amenities, schools, and transport links, making it an ideal location for families.

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Council Tax Band: C



#### Approach

Via front gate leading to a paved courtyard area.  
Access to the property via front door.

#### Ground floor

##### Front reception

Double glazed bay window to the front elevation,  
central heating radiator.

##### Reception two

Double glazed window to the rear elevation,  
central heating radiator.

##### Reception three

Double glazed window to the side elevation,  
central heating radiator.

#### Kitchen

A range of wall and floor based units, a double  
glazed window to the side elevation.

#### Utility

Double glazed window to the side elevation.

#### Downstairs WC

WC also housing the boiler with a central heating  
radiator and a double glazed window to the rear  
elevation.

#### Shower room

Walk in shower, wash basin, central heating  
radiator and a double glazed window to the rear  
elevation.

#### Rear Garden

A low maintenance block paved rear garden with  
flower beds to borders.

#### First floor

##### Landing

Access to the loft doors to wall first floor rooms

##### Bedroom one

double glaze window to the front elevation central  
heating radiator

##### Bedroom two

double bedroom with a double glaze window to  
the rear elevation and central heating radiator

#### Bathroom

with a double glaze window to the side elevation  
central heating radiator panel bath WC and inset  
sink

##### Bedroom three

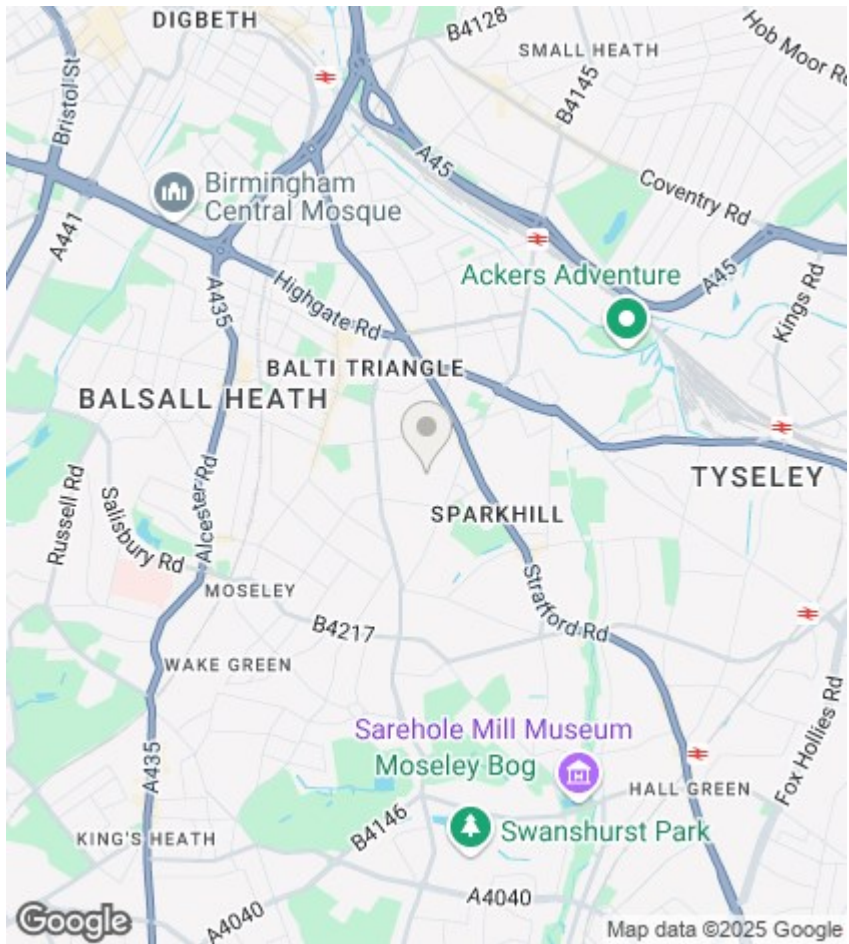
double glaze window to the rear elevation central  
heating radiator











## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

