



# SOUL ESTATES

## SALES & LETTINGS

### TO LET - 3 BEDROOM HOUSE

**Malmesbury Road, Small Heath, B10 0JE**

**£1,200 PCM**

Soul Estates are proud to present this well-presented newly renovated 3-bedroom terraced house To Let. This perfect family home is situated in a very popular area of Small Heath, Birmingham. Situated near Small Heath Park with good schools, local amenities and transport links to Coventry Road and easy access to Birmingham International Airport and Birmingham City Centre.

The property offers an entrance leading into the hallway with rooms going off to the spacious through lounge, re-fitted kitchen and downstairs shower room. Kitchen with a range of wall and base units to match and splashback tiling. Stairs leading to the first-floor landing which leads off to, two double bedrooms and a single bedroom. The property also benefits gas central heating and double glazing, low maintenance front and rear garden with ample on street parking.

✓ **3 BEDROOM TERRACED HOUSE**

✓ **PERFECT FAMILY HOME**

✓ **SPACIOUS THROUGH LOUNGE**

✓ **NEWLY RENOVATED**









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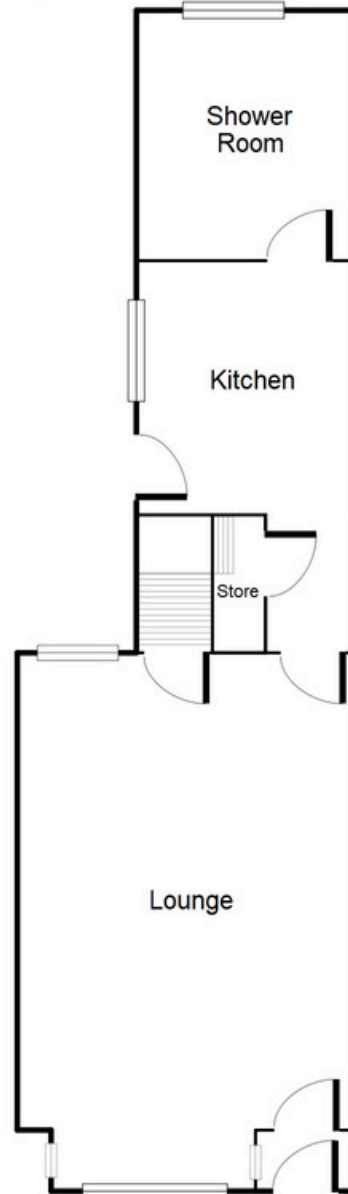
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#### Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

#### Lounge

22' 11" x 11' 3" (6.98m x 3.43m)

#### Kitchen

9' 9" x 6' 9" (2.97m x 2.06m)

#### Shower Room

8' 2" x 6' 9" (2.49m x 2.06m)



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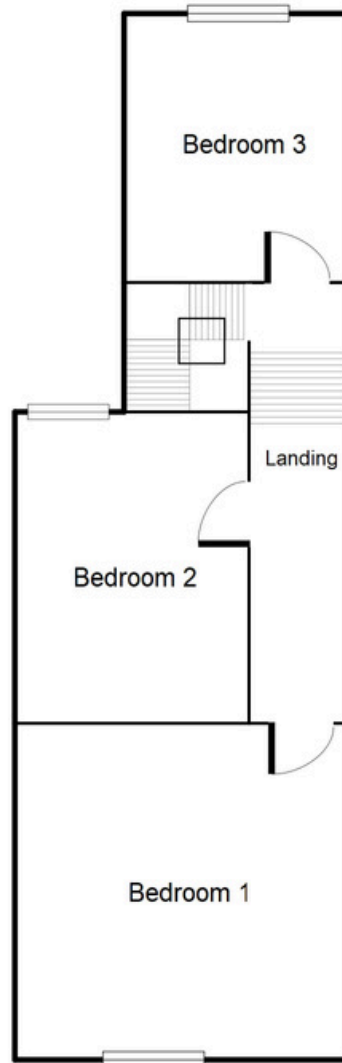
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#### First Floor



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#### First Floor Landing

16' 9" x 2' 7" (5.10m x 0.79m)

#### Bedroom 1

11' 3" x 11' 3" (3.43m x 3.43m)

#### Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

#### Bedroom 3

9' 5" x 6' 9" (2.87m x 2.06m)