



**PROFECTUS**  
ESTATES

**Asking Price £195,000**  
Clifton Road, Balsall Heath, B12

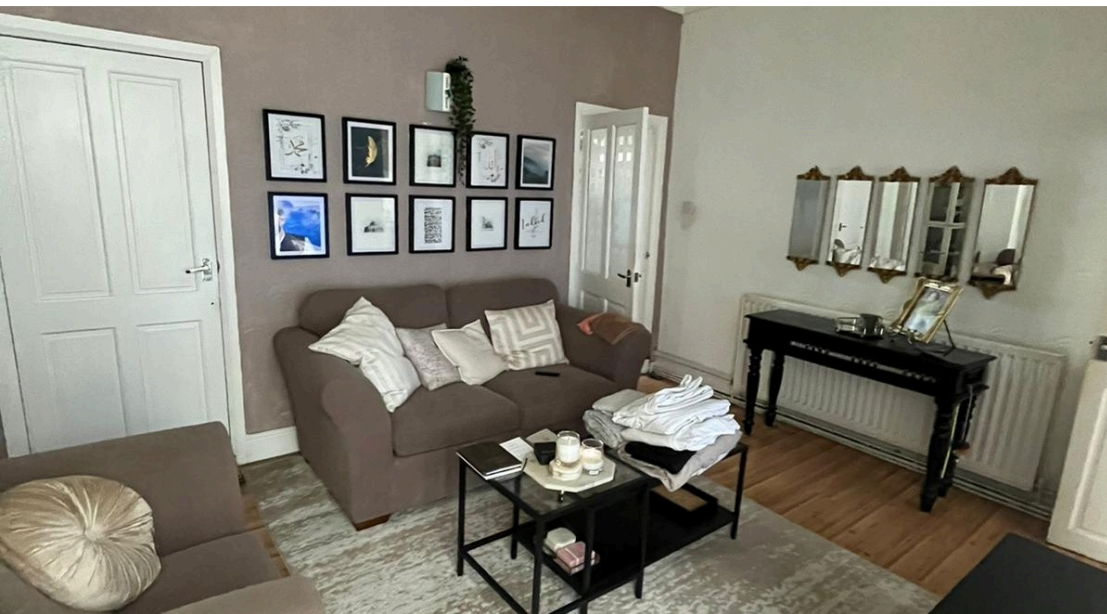




 2  
Bedrooms

 2  
Bathrooms





The property comprises of 2 reception rooms, fitted kitchen, 2 bedrooms, W.C and first floor bathroom with shower above bath.

Profectus Estates are proud to present to the market this spacious two-bedroom terraced house located on Clifton Road situated in the popular area of Balsall Heath. The property comprises of two large receptions rooms, fitted kitchen, family bathroom and conservatory. On the first floor you will find two double bedrooms and a W.C. and then if you continue on to the second floor you will find the easily accesbile loft that has been bordered down and insulated which can be used as another room. The property also benefits from double glazing, central heating and a low maintenance rear garden.

**EPC Rating - E    Council Tax Band - A**

**Measurements:**

- Lounge Room - 3.3m x 4.2m
- Reception Room - 4.5 x 2.9 m
- Kitchen - 2.1 m x 2.3m
- Bathroom - 2.8m x 2.5m
- Bedroom 1 - 3.1m x 3.8m
- Master Bedroom - 3.9m x 3.0m
- Attic - 4.2m x 3.0m






**EPC**  
Energy Efficiency  
Coming soon

