

Parkdale Road,



Offers Over £220,000

Parkdale Road,

- Impressive Reception Rooms
- Double Glazing
- Garden
- Ideal for First Time Buyers
- 2 Bedrooms
- Gas Central Heating
- Ideal Family Home
- Good Condition

Tenure: Freehold
Council Tax Band: B

Welcome to this charming semi-detached house located on Parkdale Road in Birmingham! This lovely property boasts a spacious interior with 1 reception room, 2 bedrooms, and a bathroom, providing ample space for comfortable living.

With a generous 996 sq ft of living area, this house offers a cosy yet roomy atmosphere for you to make it your own. The property features an outbuilding, perfect for storage or even a home office, adding versatility to the space.

One of the standout features of this home is the off-road parking available for 2 vehicles, ensuring convenience and peace of mind for you and your guests. The property's location provides easy access to local amenities and transport links, making it a practical choice for those looking for a well-connected home.

Don't miss out on the opportunity to own this delightful 2-bedroom house with a charming character and great potential. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!

Directions

Lounge/Dining Room

6.41 x 3.60 (21'0" x 11'9")

Double glazed bay window to front, double glazed French door to rear, laminate flooring, chimney breast, Gas fire, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Kitchen

2.90 x 2.80 (9'6" x 9'2")

Double glazed window to rear, double glazed door to side, tile flooring, splashback tiling, ceiling lights, generous number of storage units, worktops, integrated extractor fan, drainer sink with mixer tap

W/C

Tile flooring, wall tiles, wash basin with separate taps, toilet

Bedroom 1

3.80 x 3.30 (12'5" x 10'9")

Double glazed bay window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

2.90 x 2.80 (9'6" x 9'2")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light

Bathroom

3.26 x 1.30 (10'8" x 4'3")

Privacy double glazed window to front, tile flooring, wall tiles, bathtub with separate taps, electrical shower unit, pedestal sink with separate taps, heated towel rail, toilet

Garage

5.90 x 2.80 (19'4" x 9'2")

Single glazed window, ceiling light, concrete flooring

Garden

Low maintenance, decking, privacy from rear, Fence panels to boundaries, patio area

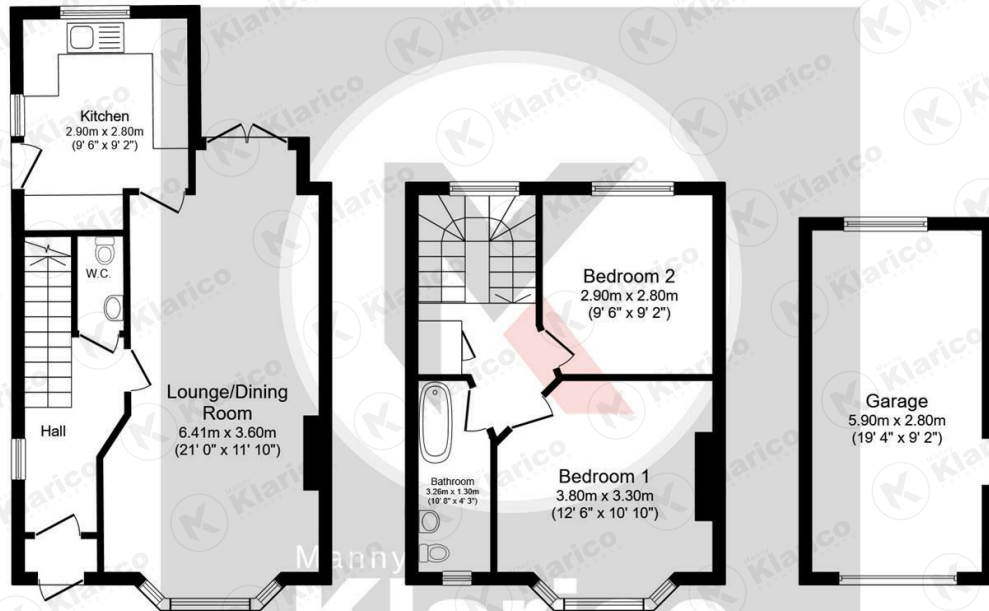


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Ground Floor
Floor area 42.7 m² (460 sq.ft.)

First Floor
Floor area 33.0 m² (355 sq.ft.)

Garage
Floor area 16.8 m² (181 sq.ft.)

TOTAL: 92.5 m² (996 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			54				84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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