

Malmesbury Road,



£175,000



## Malmesbury Road,

- Mid-Terrace
- 2 Bedrooms
- Double Glazing
- Good Condition
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: A**

Nestled on the charming Malmesbury Road in Birmingham, this delightful mid-terrace house offers a wonderful opportunity for both first-time buyers and those looking to invest. With a generous living space of 846 square feet, the property boasts two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The house features two comfortable bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring practicality for everyday living. Built in the 1920s, this property retains a sense of character while offering a blank canvas for potential development, allowing you to tailor the space to your personal taste and needs.

One of the standout features of this home is its abundance of natural light, creating a warm and inviting atmosphere throughout. The good-sized rooms enhance the overall appeal, making it easy to envision your own furnishings and decor within these walls.

Situated in a great location, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of charm, space, and potential, this mid-terrace house on Malmesbury Road is a must-see for anyone seeking a new home in Birmingham. Don't miss the chance to explore the possibilities that await you in this lovely property.

### Reception

3.58m x 3.05m (11'9" x 10'0")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, wall lights, skirting, coving to ceiling

### Living Room

3.44m x 4.02m (11'3" x 13'2")

Double glazed window to rear, carpet flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

### Kitchen

2.84m x 2.24m (9'4" x 7'4")

Double glazed window to side, double glazed door to rear, carpet flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker, fridge freezer, Plumbing for white goods

### Bedroom 1

3.53m x 4.03m (11'7" x 13'3")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes, king size bed

### Bedroom 2

3.44m x 3.11m (11'3" x 10'2")

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

### Bathroom

2.77m x 2.24m (9'1" x 7'4")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with separate taps, toilet, extractor fan, wall mounted radiator

### Garden

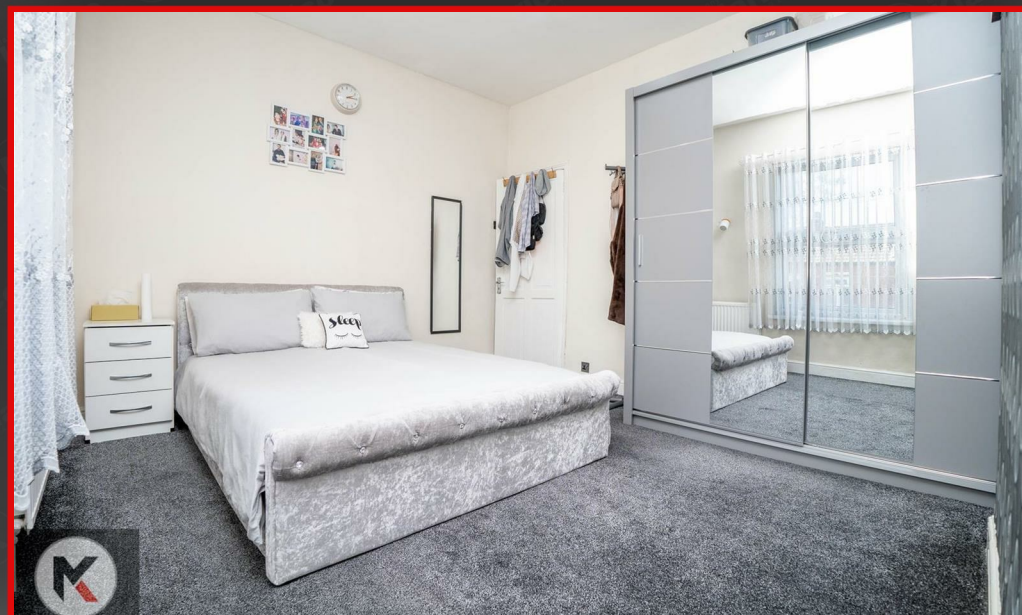
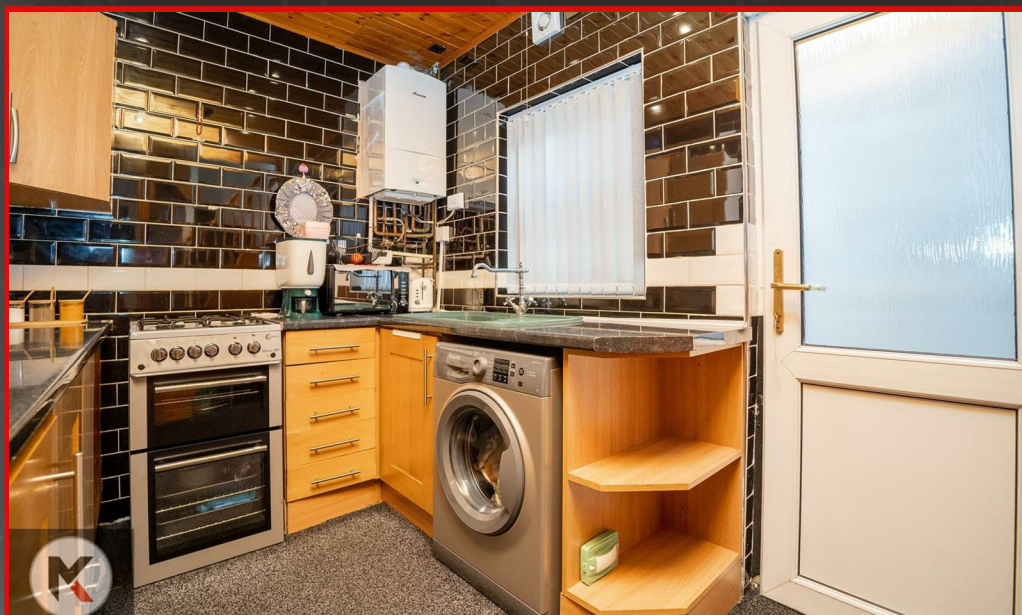
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, Hedge shrubs

## Directions





Malmesbury Road,





Malmesbury Road,





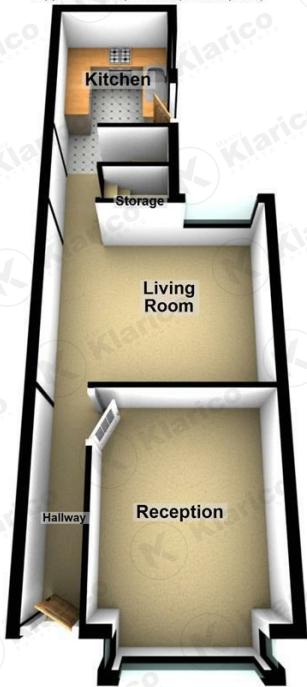
Malmesbury Road,



Manny  
**Klarico**  
ESTATE AGENTS



**Ground Floor**  
Approx. 39.7 sq. metres (427.5 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.2 sq. feet)

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

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