

Pretoria Road, Bordesley Green



Offers Over £185,000

Pretoria Road, Bordesley Green

- Mid-Terrace
- 3 Bedrooms
- Double Glazing
- Ideal Buy to Let
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on Pretoria Road in the vibrant city of Birmingham, this charming mid-terrace house offers a delightful blend of character and modern potential. Spanning an impressive 885 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a warm and welcoming atmosphere, with ample natural light flowing through the windows, enhancing the home's appeal.

The property features one bathroom, which is conveniently located to serve the needs of the household. The age of the house, built between 1920 and 1929, adds a touch of historical charm, with original features that can be appreciated by those who value character in their home.

For those with aspirations of expanding their living space, the property comes with approved planning permission for an extension, allowing you to tailor the home to your specific needs and desires. Additionally, on-road parking is available, providing convenience for residents and visitors alike.

This property presents a wonderful opportunity to create a comfortable and stylish home in a sought-after area of Birmingham. With its blend of space, charm, and potential for enhancement, it is a must-see for anyone looking to settle in this vibrant community.

Reception

3.46m x 3.37m (11'4" x 11'1")
Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

4.76m x 3.37m (15'7" x 11'1")
Double glazed window to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

Kitchen

3.80m x 1.47m (12'6" x 4'10")
Double glazed window to side, double glazed door to rear, tile flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, plumbing for white goods

Bathroom

1.93m x 1.75m (6'4" x 5'9")
Privacy double glazed window to side, tile flooring, cladding walls, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, extractor fan, wall mounted radiator

Bedroom 1

3.50m x 3.96m (11'6" x 13'0")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.78m x 3.04m (12'5" x 10'0")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built in wardrobes

Bedroom 3

4.22m x 1.94m (13'10" x 6'4")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

WC

2.20m x 0.91m (7'3" x 3'0")
Privacy double glazed window to side, Lino flooring, pedestal sink with separate taps, toilet, ceiling light

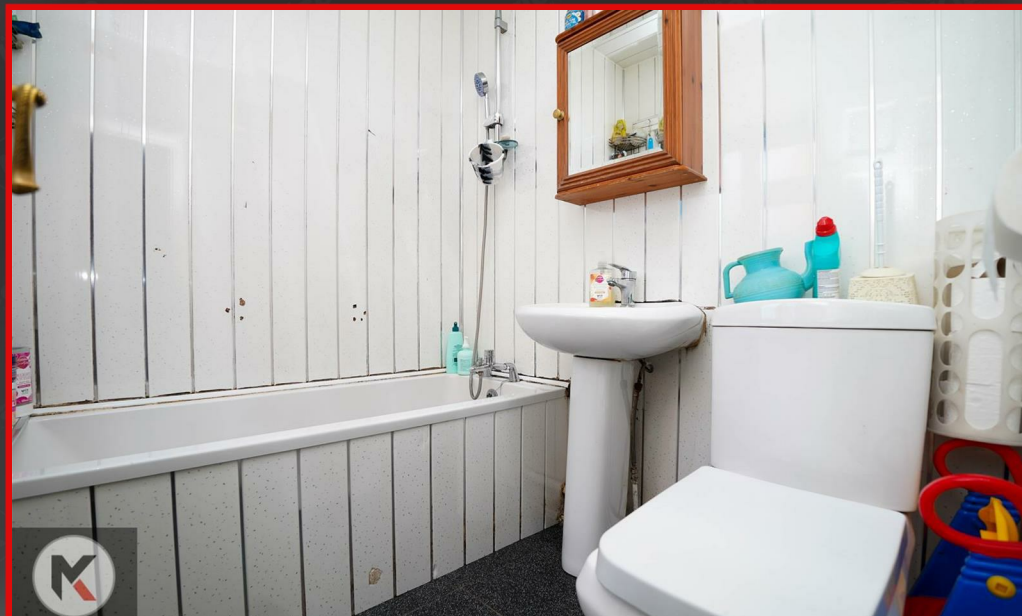
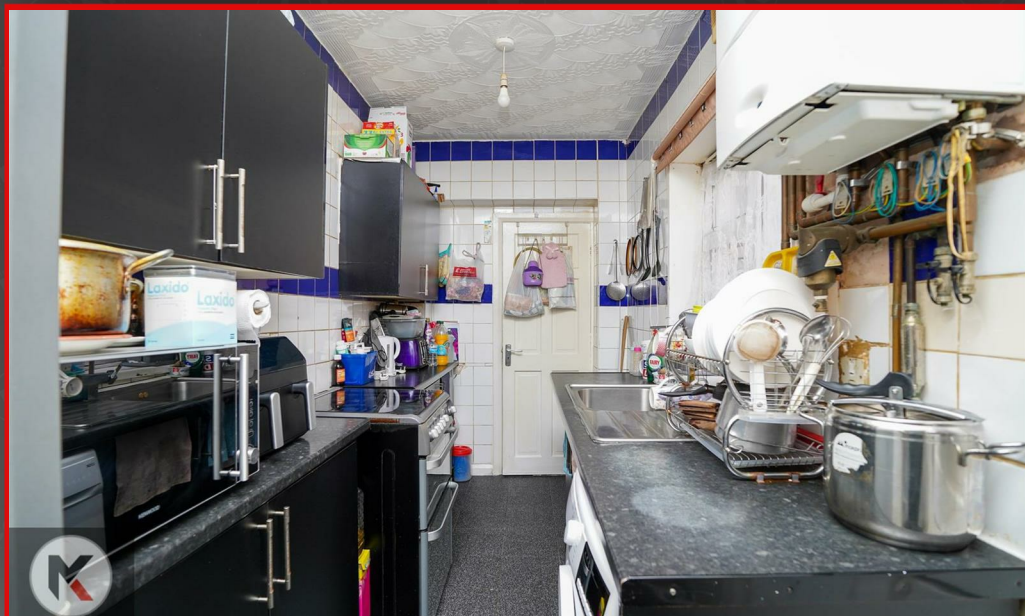
Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries

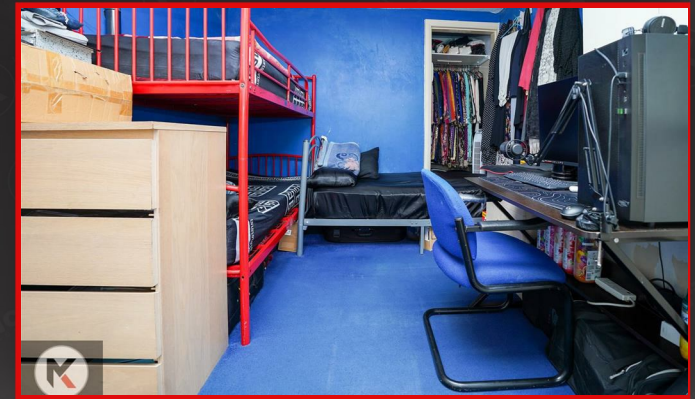
Directions



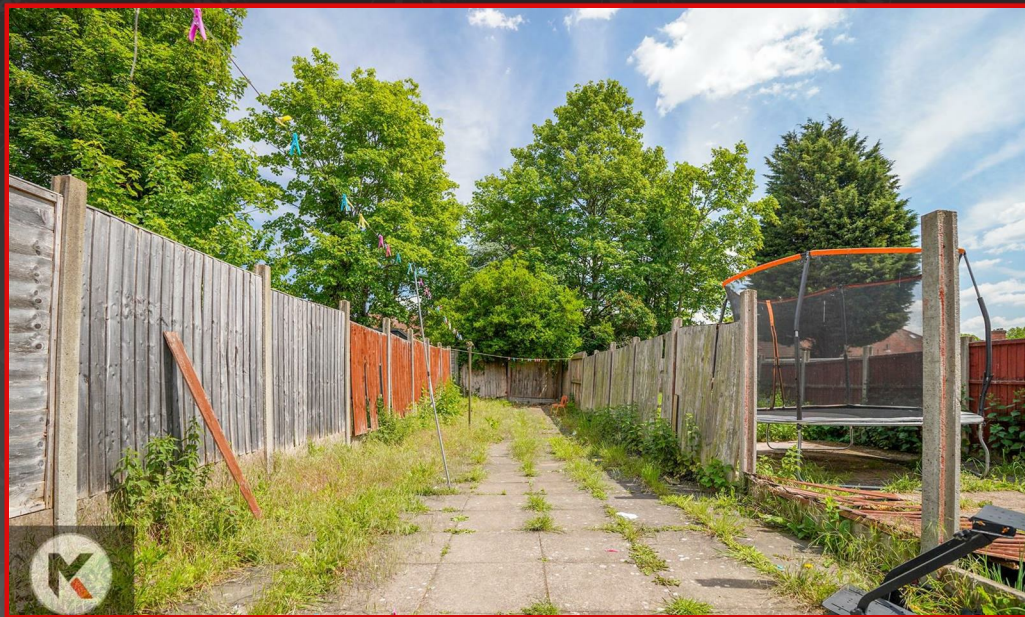
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Total area: approx. 82.3 sq. metres (885.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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