

Pretoria Road,



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Offers Over £175,000



## Pretoria Road,

- Mid-Terrace
- Double Glazed
- Gas Central Heating
- Ideal for First Time Buyers
- 2 Bedrooms
- On Street Parking
- Ideal Investment Property

Nestled on the charming Pretoria Road in Birmingham, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.

Inside, you will find two spacious reception rooms that offer a versatile living space, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a comfortable lifestyle. The two bedrooms are well-proportioned, providing ample space for relaxation and rest.

The property features a modern bathroom, ensuring convenience for daily routines. Additionally, the house is double glazed, which not only enhances energy efficiency but also contributes to a peaceful living environment by reducing outside noise.

Situated in a vibrant area of Birmingham, this home is ideally located for easy access to local amenities, schools, and transport links, making it a prime choice for those looking to settle in a thriving community. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this mid-terrace house on Pretoria Road is not to be missed. Embrace the chance to make this charming property your own.

## Directions

### Front Garden

Mid-Terrace with on street parking

### Porch

### Living Room

3.54 x 3.41 (11'7" x 11'2")

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

### Dining Room

4.70 x 3.41 (15'5" x 11'2")

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

### Kitchen

6.41 x 1.77 (21'0" x 5'9")

Double glazed window to rear, laminate flooring, skirting board, extractor fan, splashback tiles, extractor hood, integrated oven/grill, drainer sink with mixer tap, ceiling light, wall mounted radiator, generous number of storage unit

### Bedroom 1

3.45 x 4.03 (11'3" x 13'2")

Double glazed window to front, laminate flooring, wall mounted radiator, fitted wardrobes, skirting board, ceiling light

### Bedroom 2

3.86 x 3.04 (12'7" x 9'11")

Double glazed window to rear, carpet, skirting board, ceiling light, wall mounted radiator, fitted wardrobes

### Bathroom

2.81 x 1.74 (9'2" x 5'8")

Privacy double glazed window to rear, laminate flooring, skirting board, bath tub with mixer tap, wash basin with mixer tap, toilet, extractor fan, ceiling light, wall mounted radiator

### Rear Garden

Good size garden, fenced boundaries,

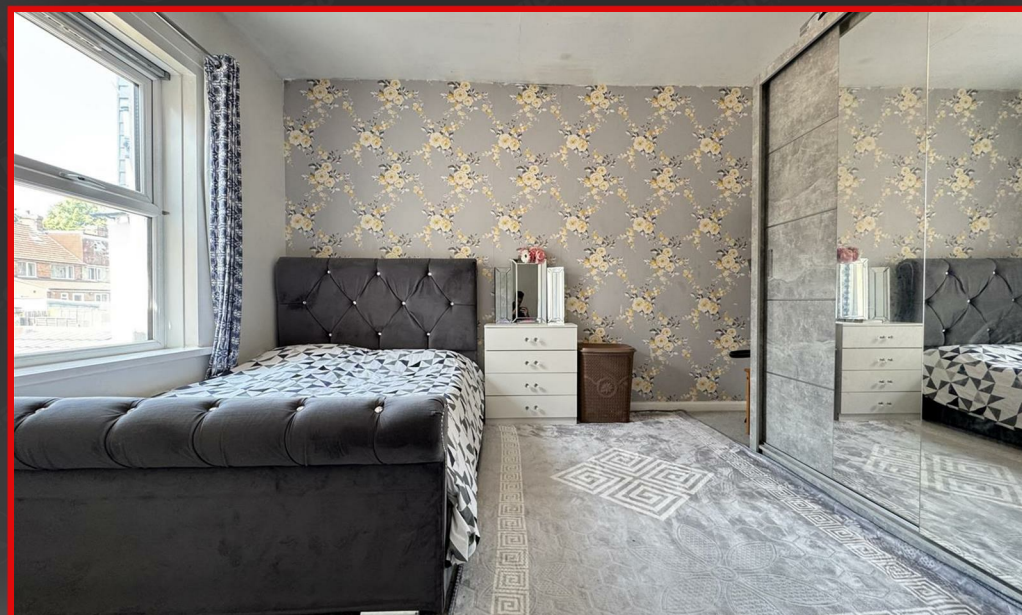
Tenure: Freehold

Council Tax Band:



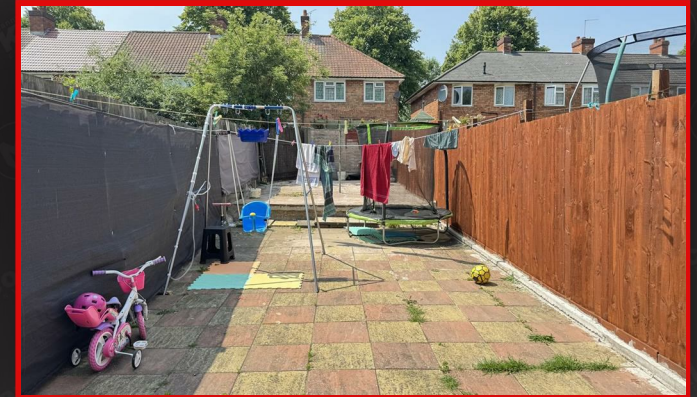


Pretoria Road,





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Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 83.0 sq. metres (893.8 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) 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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