

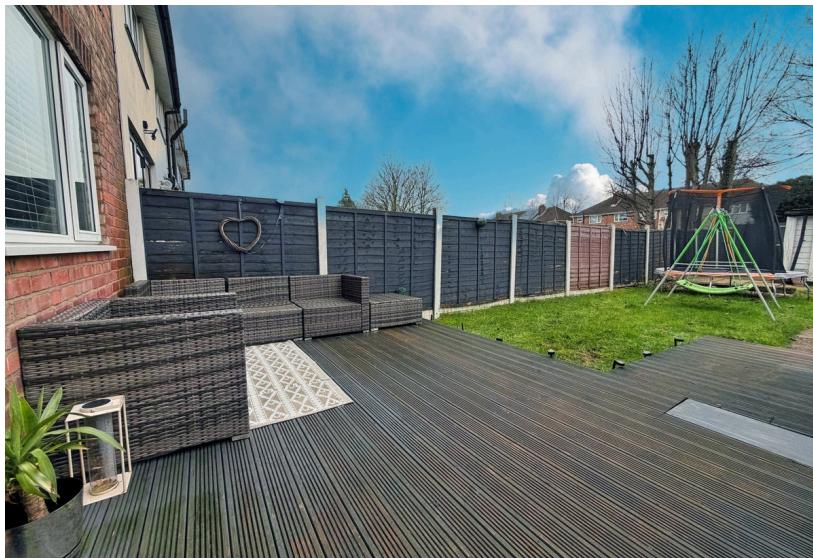


Birkenshaw Road, Birmingham

Offers Over £200,000

Key Features

- Ideal first home – well presented throughout
- Two spacious double bedrooms
- Open-plan living and dining area
- Bright kitchen with garden access
- Front and rear gardens with sunny decking area
- Garage and outhouse providing excellent storage
- End-terrace position offering extra privacy
- Convenient location near shops, schools & transport links



Well-presented two-bedroom end-terrace ideal for first-time buyers, featuring open-plan living, front and rear gardens, decking area, garage storage and two double bedrooms. Conveniently located near local amenities and transport links.





This beautifully presented two-bedroom end-terrace home is an ideal purchase for first-time buyers, offering well-maintained living space, excellent storage, and attractive outdoor areas ready to enjoy from day one.

The ground floor features a bright and welcoming open-plan living and dining area, immaculately kept and perfectly suited to both relaxing evenings and entertaining guests. To the rear, the kitchen enjoys plenty of natural light thanks to a side window and provides direct access to the garden, creating a practical and social layout for everyday living.

Outside, the property continues to impress with both front and rear gardens. The rear garden includes a lovely decking area that captures the afternoon and evening sun, making it ideal for summer dining or unwinding after work. Additional benefits include a useful outhouse and rear garage, providing excellent storage or workshop potential.

Upstairs, the home offers two generous double bedrooms, with the principal bedroom benefiting from excellent built-in wardrobe space. A spacious family bathroom serves the first floor, completing a comfortable and well-balanced layout.

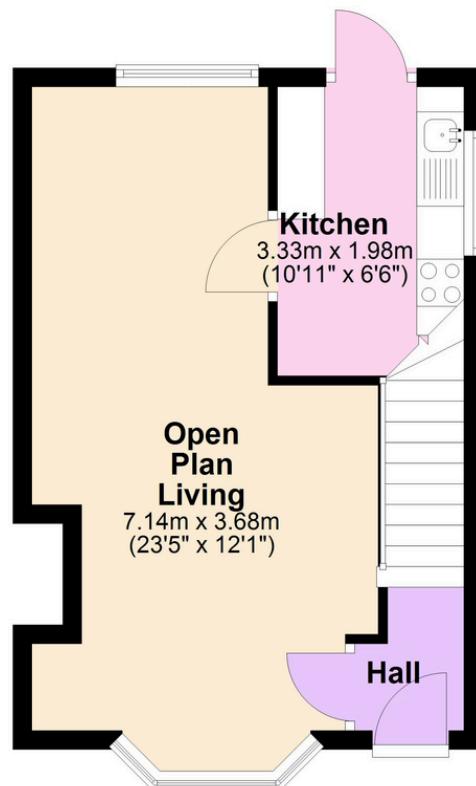
Being an end-terrace, the property enjoys added privacy and side access, while on-street parking is readily available to the front.

The property is conveniently located close to local shops, schools,

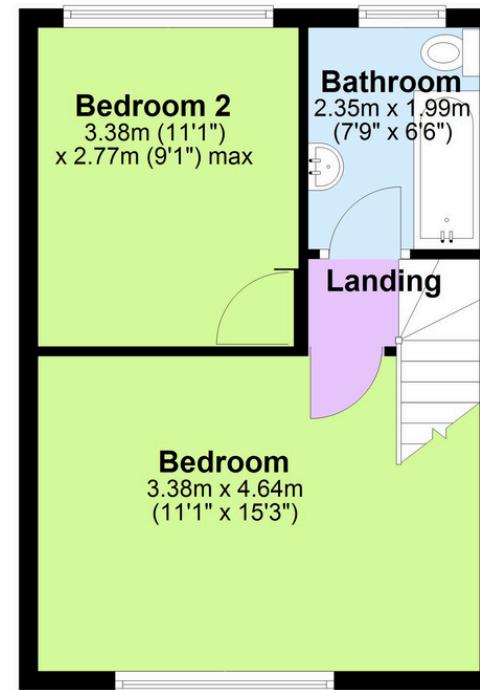




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Target |
|---|----------|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Tenure Type: Freehold

Council Tax Band: B

Council Authority: Birmingham City