

for sale

offers in excess of **£260,000** Freehold



Manningford Road Birmingham B14 5LU

This is a fantastic refurbishment opportunity. The property has **INCREDIBLE TRANSPORT LINKS**, with easy access to the M42 and within walking distance to bus stops and local amenities. **FOUR BEDROOM** mid-terrace house is a lovely area, with a **SPACIOUS** lounge, and good-sized bedrooms.

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Property Details

Entrance Porch Entrance Hall

Wall mounted radiator, stairs to first floor, doors to

Lounge 19' 9" x 15' 10" (6.02m x 4.83m)

Double glazed window and sliding doors to Conservatory to rear, electric fire place, wall mounted radiator, door to Void Space.

Conservatory 16' 11" x 9' 7" (5.16m x 2.92m)

Patio doors to rear garden, wall mounted radiator.

Kitchen 13' 2" x 10' 8" (4.01m x 3.25m)

Double glazed window to front, range of wall and base units, free standing gas cooker and hood, sink with drainer.

Void Space 10' 11" x 2' 9" (3.33m x 0.84m)

Void space between Kitchen and Lounge, with door leading to Lounge.

W.C.

Low level W.C., hand wash basin.

First Floor Landing

Access to storage cupboard, doors to

Bedroom One 10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window to front, wall mounted radiator.

Bedroom Two 9' 11" x 7' (3.02m x 2.13m)

Double glazed window to front, wall mounted radiator.

Bedroom Three 10' 3" x 9' 10" (3.12m x 3.00m)

Double glazed window to rear, wall mounted radiator.

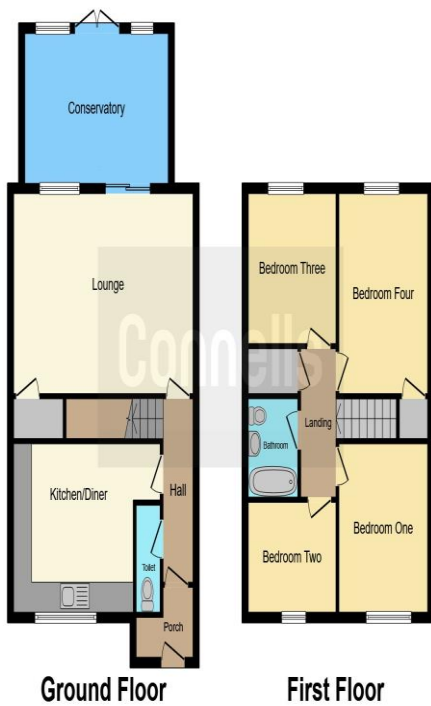
Bedroom Four 13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to rear, storage cupboard, wall mounted radiator.

Bathroom

Low level W.C., hand wash basin, bathtub with overhead electric shower.





To view this property please contact Connells on

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Property Ref: KTH310639 - 0010

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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