



## Offers Over £240,000

### Herbert Road, Small Heath, B10 0QT

- Semi Detached Home
- Three Double Bedrooms
- Lounge
- Kitchen Diner
- Sitting Room
- Guest W.C
- Family Bathroom
- En Suite Shower Room
- Driveway
- Rear Garden

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = C

\* SEMI DETACHED FAMILY HOME \*  
THREE DOUBLE BEDROOMS \*  
INTERNAL VIEWING ESSENTIAL! \*  
GREAT LOCATION \*

THIS SEMI DETACHED HOME JUST A 20 MINUTE WALK TO DIGBETH, BIRMINGHAM is an ideal FAMILY HOME OR BUY TO LET PROPERTY, located on HERBERT ROAD, BORDESLEY GREEN - DO NOT MISS OUT!!

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY providing off road parking with accommodation comprising of hallway, LOUNGE, KITCHEN DINER, SITTING ROOM, GUEST W.C. LOW MAINTENANCE GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS, SHOWER ROOM and a FAMILY BATHROOM . The property benefits from central heating and double glazing. (where specified)

EPC - C

### APPROACH

Access is gained via driveway leading to front door:

### Hallway

Central heating radiator and door to:

### W.C

Double glazed window to front, low level w.c and wash hand basin.

### Lounge

Double glazed window to front, stairs to first floor and central heating radiator.

### Kitchen Diner

Double glazed patio door to rear, fitted with a range of matching wall back and drawer units with work surface over, sink and drainer unit with mixer tap over.

### Sitting Room

Double glazed double door to front, door to rear and central heating radiator.

### FIRST FLOOR

### Landing

Loft access and doors off :

### Bedroom

Double glazed window to front, central heating radiator and door to:



En Suite Shower

Double glazed frosted window to front, shower cubicle and pedestal wash hand basin.

Bedroom

Double glazed window to rear and central heating radiator.

Bedroom

Double glazed window to front and rear, central heating radiator

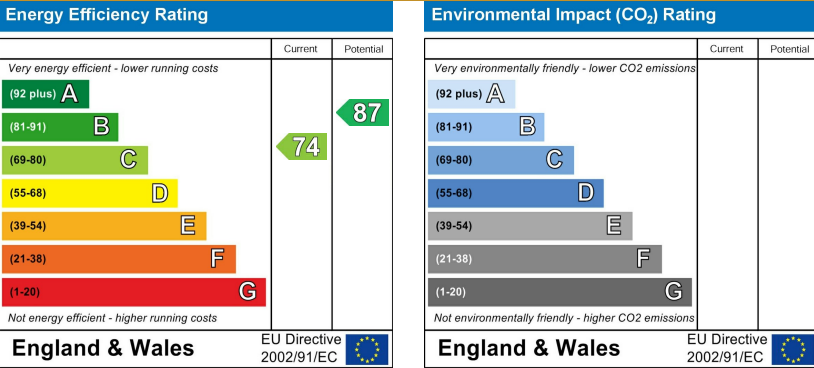
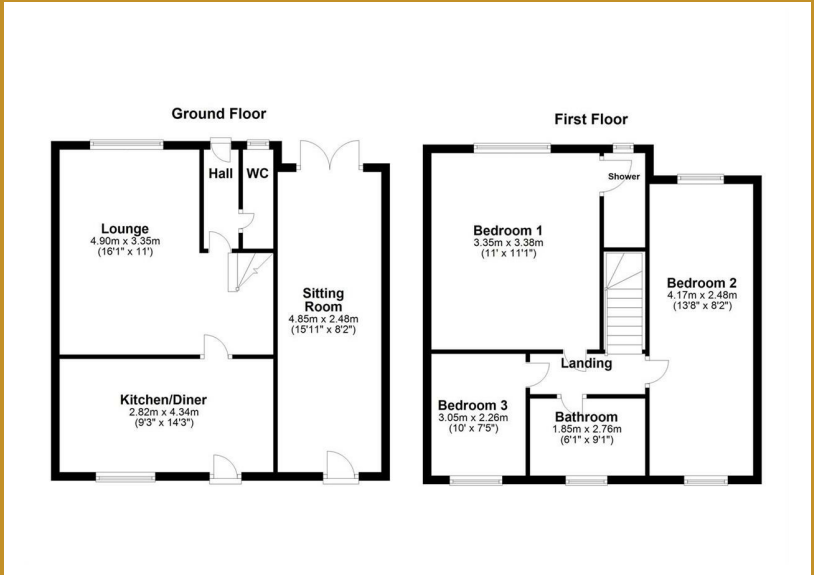
Bathroom

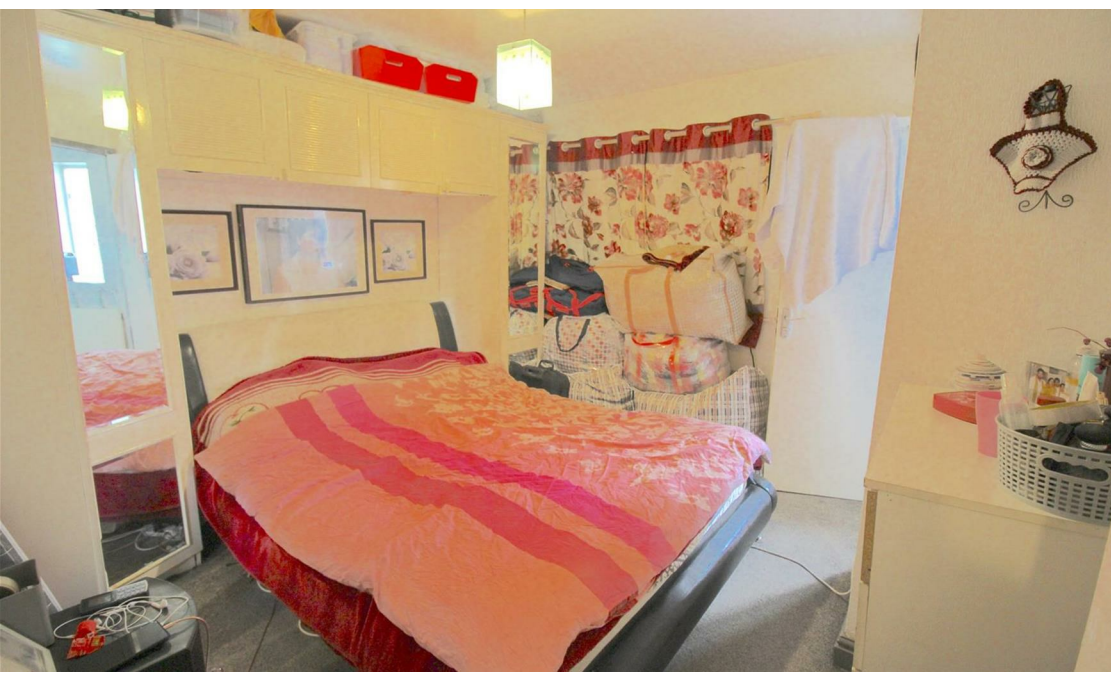
Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin and panelled bath.

OUTSIDE

Rear Garden

Being mainly paved.





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