



Malmesbury Road, Birmingham

**burchell  
edwards**





## Property Description

Don't miss out on this fantastic opportunity! Call now to arrange a viewing of this lovely property on Malmesbury Road in Small Heath. With its convenient location near schools, shops, and transport links, this traditional terrace home is perfect for families.

The property features a hallway, two reception rooms, a kitchen with appliances, a conservatory, and a bathroom on the ground floor. Upstairs, there are three bedrooms. The house also benefits from central heating, double glazing, and a rear garden with a brick built garden room.

The garden room includes an open plan lounge with a kitchenette, a shower room, and a room to the rear, making it ideal for multi-generational living or home working. Don't wait, call now to book your viewing and make this property your new home!

## Lounge

11' 2" x 15' 1" ( 3.40m x 4.60m )

Double glazed patio doors to rear elevation, central heating radiator, carpet, gas fire and chimney breast.

## Dining Room

11' 2" x 9' 11" ( 3.40m x 3.02m )

## Kitchen

12' 6" x 7' 3" ( 3.81m x 2.21m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, central heating radiator, washing machine, tiled flooring and under stairs storage.

## Conservatory/ Lean To

27' 8" x 5' ( 8.43m x 1.52m )

Central heating radiator and tiled flooring.

## Landing

Double glazed window to side elevation, central heating radiator and carpet.

## Bedroom One

11' 2" x 13' 1" ( 3.40m x 3.99m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

11' 3" x 10' 1" ( 3.43m x 3.07m )

Double glazed window to rear elevation, central heating radiator, carpet and built in storage cupboard.

## Bedroom Three

8' 8" x 7' 4" ( 2.64m x 2.24m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, heated towel rail and tiling to walls.

## Loft Space

Boarded and insulated with drop down ladders.

## Annex

### Store

12' 5" x 8' 7" ( 3.78m x 2.62m )

Carpet.

### Kitchen

12' 5" x 12' 6" ( 3.78m x 3.81m )

L shaped room. Double glazed door and window to front elevation, a range of base units with work surface over incorporating a sink with drainer unit, washing machine and tiling to splash prone areas.

### Shower Room

6' 11" x 5' ( 2.11m x 1.52m )

Shower cubicle with electric shower, W.C, wash hand basin and tiling to walls.

### Front Garden

Small courtyard.

### Rear Garden

Laid to lawn, tress and access to annex.













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**EPC Rating: E**

**Tenure: Freehold**

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