



Malmesbury Road, B10 0JE

Offers Over £215,000

**midland
residential**



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Midland Residential are pleased to present this newly renovated and vastly improved three bedroom mid-terraced house in a popular residential area of Small Heath. Having two well proportioned receptions rooms, understairs storage, a bespoke newly fitted modern kitchen and a brand new fully equipped bathroom. On the first floor, three well-proportionated bedrooms with a rooflight window providing natural light. The property further benefits from as central heating, double-glazed windows, and oak effect internal doors throughout. Early viewings are essential.

- Mid-Terraced Property
- Three Bedrooms
- Newley Decorated
- Modern Fitted Kitchen
- Two Reception Rooms
- Modern Family Bathroom
- Gas Central Heating (ws)
- Double Glazed (ws)
- EPC Rating C
- Council Tax Band A

Description

Approach

Having a gated entrance with a brick built wall part slabbed, front surface leading to a composite entrance door

Front Reception

Having tiled flooring, central heating radiator, UPVC double glaze three sided bay window to the fore, boxed housing units containing gas and electric meters, recessed ceiling spotlights, central decorative ceiling light point

Rear Reception

Having tiled floor flooring, central heating radiator, UPVC double glazed window leading to the rear, recessed ceiling spotlight, central decorative ceiling light point, with doors leading thereof to the first floor stairs and kitchen

Kitchen

Having tiled flooring, a selection of newly installed modern grey wall and base units with matching doors and end panels with splashback wall tiles, laminated work surface with foreign gas cooker inset and electric oven built into ladder unit housing, stainless steel sink inset with polished chrome tap over, UPVC double glazed window to the side elevation, PVC part glazed and panel door leading to the side, central heating radiator recessed storage provision with built-in shelves, door leading to recessed ceiling spotlights, with decorative lighting, ceiling mounted smoke detector. Understairs store: Having tired flooring, UPVC double glazed sealed unit window with obscure glass to the side elevation, ceiling light point

Lobby

Having tiled flooring, part wall tiles, plastic cladding to the ceiling with recessed spot lighting, UPVC double glazed window with obscure glass to the side elevation.

Bathroom

Having a tiled floor, floor to ceiling wall tiles, bathroom suite comprising of a bath with glazed shower screen bath filler the shower attachment, wash hand basin with black mono tap and vanity unit below, close coupled WC with douche spray head, polish chrome heated towel rail, black extractor fan, touch sensitive wall mounted mirror, plastic clad ceiling with recessed spotlighting, UPVC double glazed window with obscure glass to the side elevation.

Stairs and Landing

Having a fitted carpet leading onto landing with banister and handrail, split level with a roof light, ceiling light point, loft hatch access and recessed ceiling spotlights

Bedroom 1

Having a fitted carpet, central heating radiator, recessed ceiling spotlights, UPVC double glazed window to the fore

Bedroom 2

Having a fitted carpet, central heating radiator, UPVC double glazed window leading to the rear recessed, ceiling spotlight.

Bedroom 3

Having a fitted carpet, central heating radiator, UPVC double glazed window to the rear, recessed ceiling spotlights, loft hatch access point, built-in unit containing an ideal Atlantic central heating Boiler.

Garden/Yard

Overgrown rear garden with side entry

Material Information

Ask Agent









Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and 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).

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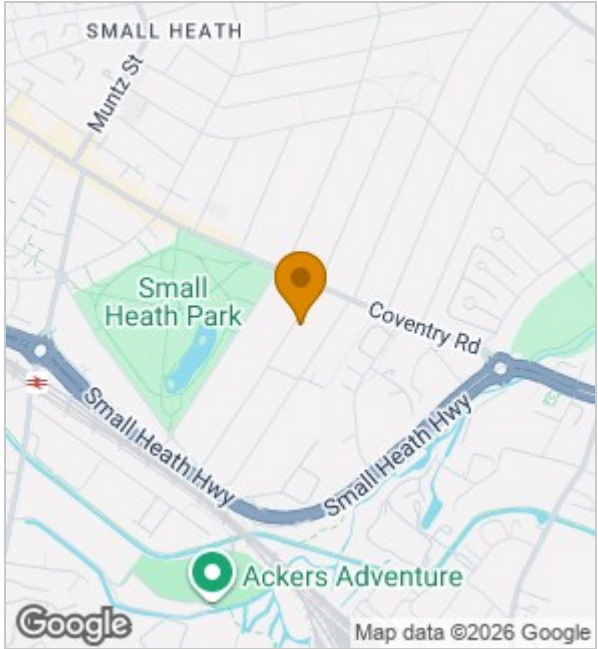
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

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Area Map



Energy Performance Graph

