



Matlock Road, Birmingham





## Property Description

Two-Bedroom End Terrace with Off-Road Parking and Excellent Transport Links

This well-presented two-bedroom end terrace home offers an ideal opportunity for first-time buyers, investors, or commuters. Recently rendered, the property boasts a fresh and modern exterior, enhancing its kerb appeal.

Situated less than half a mile from Spring Road Train Station, this home provides convenient access to Birmingham City Centre, making it perfect for those seeking an easy daily commute.

Inside, the property features a welcoming living room, a well-equipped kitchen, and a private rear garden-ideal for relaxing or entertaining. Upstairs comprises two comfortably sized bedrooms and a contemporary family bathroom.

Additional benefits include off-road parking and a location within a popular residential area close to local amenities, schools, and transport links.

Early viewing is highly recommended.

## Entrance Porch

Double glazed obscure door with obscure windows either side to front elevation.

## Lounge

15' 9" into recess x 11' 4" max ( 4.80m into recess x 3.45m max )

Double glazed window to front elevation, two central heating radiators and storage.

## Kitchen

12' 7" x 8' 1" ( 3.84m x 2.46m )

Double glazed window and door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker and washing machine, central heating radiator, central heating boiler and door to stairs.



## Landing

Double glazed obscure window to front elevation, double glazed window to side elevation and central heating radiator.

## Bedroom One

12' 9" plus recess x 8' 5" ( 3.89m plus recess x 2.57m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

9' into recess x 10' 11" ( 2.74m into recess x 3.33m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin with vanity unit, bath with shower over, heated towel rail and fully tiled walls.

## Rear Garden

Block paved patio, slabbed patio and laid to lawn.

## Front Garden

Block paved driveway providing off road parking.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: SHI208229 - 0011