



Carlton Road, Small Heath, Birmingham





## Property Description

DONT MISS OUT!!! This property is in great location and just ready for a FIRST TIME BUYER to put their stamp on it or ripe for an INVESTOR to snap up and let out! With TWO BEDROOMS, LOFT ROOM & Being in a great location for shops and transport routes this is great value for money and will not be around long! CALL NOW 0121 742 1725!

## Lounge

11' 8" x 11' 2" ( 3.56m x 3.40m )  
Central heating radiator.

## Dining Room

11' 2" x 11' 3" ( 3.40m x 3.43m )  
Double glazed window to front elevation and central heating radiator.

## Kitchen

12' 5" x 7' 4" ( 3.78m x 2.24m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, space for appliances, tiling to splash prone areas.



## Landing

All doors off.

## Bedroom One

11' 5" x 11' 3" ( 3.48m x 3.43m )

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

## Bedroom Two

11' 9" x 8' 4" ( 3.58m x 2.54m )

Double glazed window to rear elevation,

## Bathroom

Double glazed window to rear elevation, W.C,  
wash hand basin, shower and central heating  
radiator.

## Ground Floor W.C

W.C, wash hand basin, tiling to walls and  
central heating boiler housed.

## Lean-To

14' 8" x 11' 3" ( 4.47m x 3.43m )

Double glazed windows to side and rear  
elevations.

## Loft Room

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to rear elevation and  
central heating radiator.

## Loft Bathroom

Double glazed window to side elevation,  
shower cubicle, W.C, wash hand basin and  
tiling to walls.









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)

To view this property please contact Burchell Edwards on

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EPC Rating: E    Council Tax  
 Band: A

Tenure: Freehold

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