



Nineveh Road, Birmingham

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## Property Description

Situated on Nineveh Road in Birmingham, this traditional two-bedroom mid-terraced property offers well-proportioned accommodation across two floors and represents an excellent opportunity for first-time buyers and investors alike.

The ground floor accommodation begins with an entrance porch leading into a comfortable front reception room positioned at the front of the property. Beyond this is a separate dining room, providing additional living space and creating a practical and flexible layout. To the rear sits the fitted kitchen with access out to the garden, and a convenient ground floor outside WC.

Upstairs, the property offers two well-sized double bedrooms, both benefiting from natural light and providing versatile space suitable for bedroom or home office use. The first floor is completed by a family bathroom fitted with a bath, wash basin, and WC.

Externally, the property benefits from a private rear garden, providing outdoor space for seating, entertaining, or gardening.

Nineveh Road is conveniently located within easy reach of local shops, schools, and regular transport links, providing access into Birmingham City Centre and surrounding areas.

## Porch

Entrance via a front porch providing access into the main reception room.

## Lounge

Positioned at the front of the property, a well-proportioned reception room featuring a window to the front.

## Dining Room

A spacious second reception room located to the rear, offering versatile living or dining space with access through to the kitchen.

## Kitchen

Fitted with a range of wall and base units, with access to the rear garden.

## Wc

Convenient ground floor outside WC located off the rear of the property.

## Main Bedroom

A generously sized double bedroom positioned at the front of the property, offering good natural light and ample space for bedroom furniture.

## Second Bedroom

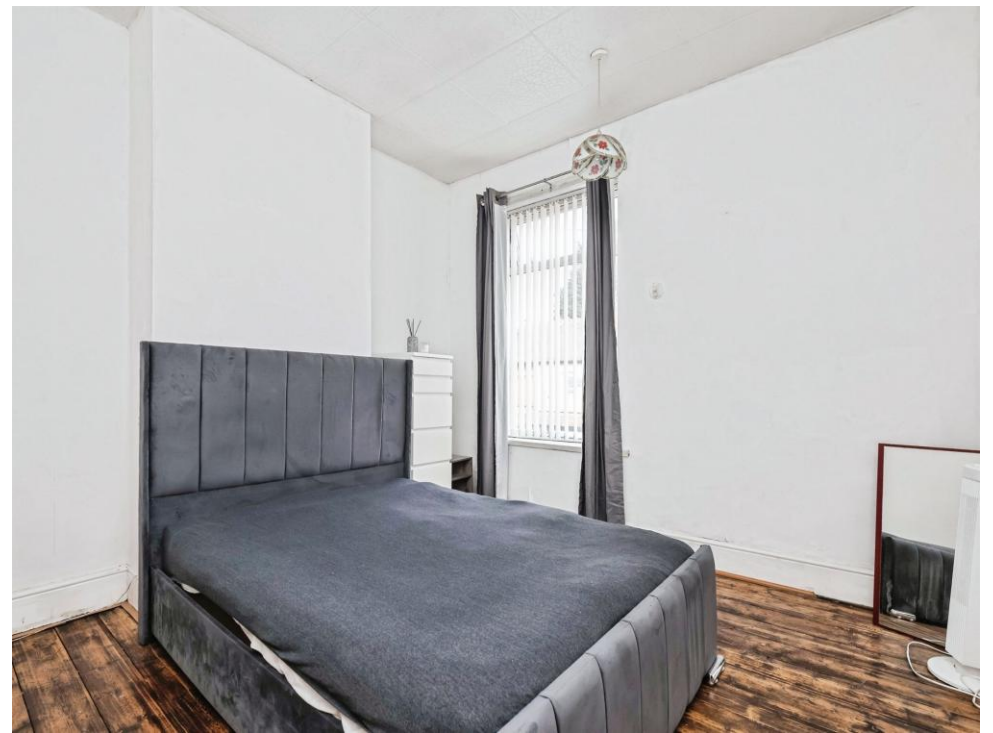
A well-proportioned second double bedroom overlooking the rear aspect.

## Bathroom

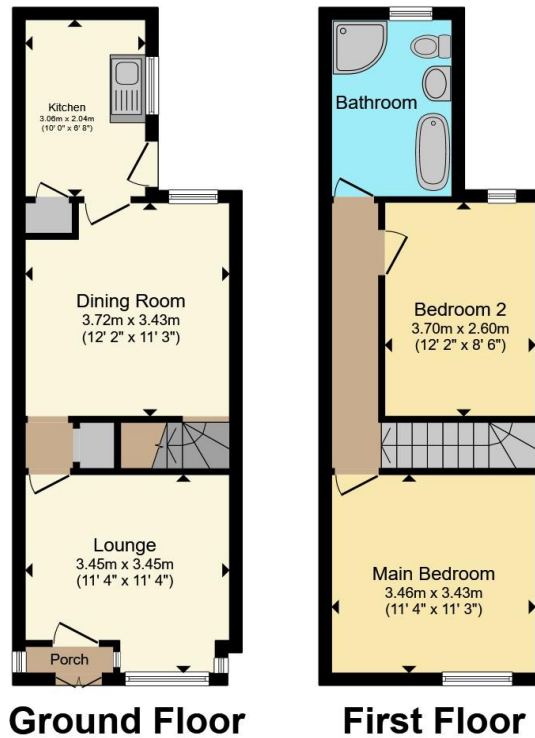
Fitted with a bath, wash basin, and WC.











Total floor area 69.0 m<sup>2</sup> (742 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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