



Charles Road, Small Heath, Birmingham

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Property Description

A charming three-bedroom home offering generous living space and no onward chain, ideal for buyers seeking a property with flexibility and room to grow. The ground floor features three spacious reception rooms, providing excellent versatility for family living, entertaining, or home-working. A convenient downstairs wet room adds practicality, while the upstairs bathroom serves the main bedrooms.

To the rear, the property boasts a large garden perfect for outdoor dining, gardening enthusiasts, or families needing plenty of space. With its well-proportioned layout and scope to personalise, this home presents an exciting opportunity in a desirable location.

Entrance Hallway

Central heating radiator, under stairs storage and spotlights.

Lounge

Double glazed bay window to front elevation, central heating radiator and gas fire.

Dining Room

Double glazed window to rear elevation and central heating radiator.

Reception Room

Double glazed window to side elevation.

Kitchen

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, cooker hood, connections for gas cooker, plumbing for washing machine and dishwasher, tiling to splash prone areas.

Conservatory

Double glazed window to side elevation and double glazed door to rear elevation.

Bedroom One

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over,

Wet Room

Rainfall shower over wet room flooring, spotlights, tiling to walls, W.C and wash hand basin.









Total floor area 168.9 m² (1,818 sq.ft.) approx

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.propertybox.io



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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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