



Hob Moor Road, Small Heath, BIRMINGHAM

burchell
edwards

Hob Moor Road, Small Heath, BIRMINGHAM, B10 9BT

for sale
£220,000



Property Description

Set on the popular Hob Moor Road, this three-bedroom home offers a fantastic opportunity for buyers seeking space, convenience, and future potential. The property features two generous reception rooms, allowing you to create distinct areas for family living, dining, or a home office.

To the rear, a private garden provides a quiet outdoor space — ideal for relaxing, gardening, or entertaining during warmer months.

Upstairs, the home offers three well-sized bedrooms, making it suitable for families, first-time buyers, or investors.

One of the standout advantages of this property is its scope for extension, giving future owners the chance to expand and tailor the home to their needs (subject to planning permission). There is also clear potential to create a driveway at the front, adding valuable off-road parking.

Located close to local shops, transport links, and Birmingham City Centre, the property offers excellent convenience for commuters and families alike.

Central heating radiator and carpet.

Lounge

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

Dining Room

Double glazed window to rear elevation, central heating radiator, carpet, gas fire and under stairs storage cupboard.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, tiling to splash prone areas, space and plumbing for washing machine, tiled flooring.



Entrance Hallway

Landing

Loft access via hatch and carpet.

Bedroom One

Double glazed window to rear elevation and central heating boiler housed.

Bedroom Two

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

Bedroom Three

Double glazed window to front elevation and carpet.

Bathroom

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

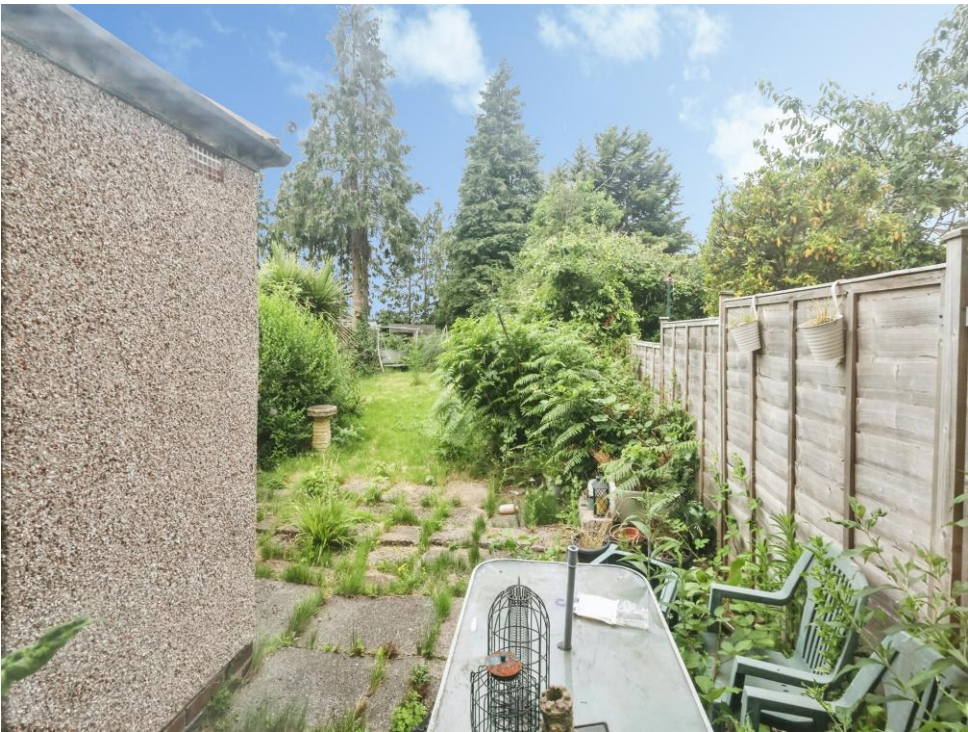
front Garden

Enclosed slabbed garden.

Rear Garden

Slabbed patio, side access, wooden storage shed, outside tap and fencing.







Total floor area 78.5 m² (845 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



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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