



Short Heath Road, Birmingham

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Property Description

This well maintained Victorian end terrace offers an excellent balance of character, practicality and modern presentation, making it an ideal option for first time buyers, young professionals or investors alike. Positioned within easy reach of local shops, schools, transport links and Erdington train station, the property combines convenience with generous internal living space rarely found at this price point.

The accommodation begins with an entrance porch leading into a welcoming front lounge featuring a bay window, while a separate dining room creates additional flexibility for entertaining or day-to-day family living. To the rear, the property opens into an impressive breakfast kitchen arrangement with a dedicated dining area alongside a modern fitted kitchen complete with integrated appliances and ample worktop space. The layout flows well and feels far more spacious than a typical two bedroom terrace.

Upstairs, the property continues to impress with two genuine double bedrooms, including a principal bedroom with built-in wardrobes and additional storage. The refitted family bathroom has been finished to a strong standard and features both a freestanding bath and separate shower cubicle, adding a more premium feel rarely seen in similar homes. Externally, the property benefits from a substantial rear garden along with hardstanding to the front. A genuine must see for buyers seeking move-in-ready accommodation with character

Lounge

Double glazed bay window to front, laminate flooring, decorative coving and feature fireplace.

Dining Room

Double glazed window to rear, feature fireplace, understairs storage and stairs rising to first floor.

Breakfast Area

Open-plan dining space with radiator and side window access.

Kitchen

Modern fitted kitchen with integrated hob, oven, extractor fan and space for appliances. Door leading to rear garden.

Bedroom One

Double glazed window to front, built-in wardrobes and additional storage space.

Bedroom Two

Double glazed window to rear and radiator.

Family Bathroom

Modern refitted suite comprising freestanding bath, separate shower cubicle, wash hand basin and WC.

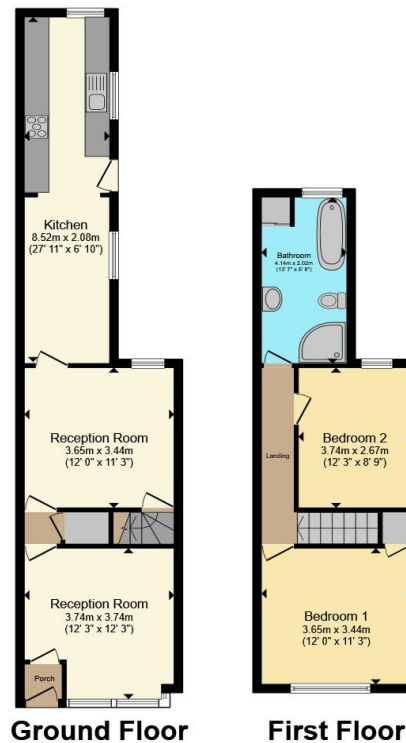
Rear Garden

Excellent sized rear garden with patio area, fencing to boundaries and garden shed.









Total floor area 85.7 m² (922 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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