



**Emily Road, Birmingham B26 1BY**

**welcome to**

## **Emily Road, Birmingham**

A well-presented two-bedroom end-terraced home located on Emily Road in Birmingham, offering spacious and versatile living accommodation across two floors. Ideal for first-time buyers or investors, the property features two reception rooms, a dining area and a long galley-style kitchen.

### **Agent Note**

This property is council tax band B.  
Disclaimer - please note there have been 2 previous fall throughs on this property due to damp.

### **Lounge**

12' 7" x 11' 2" ( 3.84m x 3.40m )  
Double glazed window to rear, laminate flooring, electric fireplace, archway to main dining room to rear.

### **Dining Room**

14' x 9' 2" ( 4.27m x 2.79m )  
Double glazed window to side, central heating radiator, laminate flooring.

### **Reception Room**

11' x 7' 5" ( 3.35m x 2.26m )  
Double glazed bay window to front, central heating radiator, laminate flooring.

### **Kitchen**

14' 11" x 7' 7" ( 4.55m x 2.31m )  
Double glazed window to side, French doors to rear, range of wall & base units, sink & drainer, space for fridge freezer & washing machine.

### **Bedroom 1**

14' 7" x 13' 10" ( 4.45m x 4.22m )  
2 Double glazed window to front, built in wardrobes, carpeted, central heating radiator.

### **Bedroom 2**

11' 7" x 11' 6" ( 3.53m x 3.51m )  
Double glazed window to rear, carpeted.

### **Bathroom**

Double glazed window to rear, shower, low level flush w/c, central heating radiator, vinyl flooring,

tilled walls.

### **Rear Garden**

Low maintenance, fully paved, south facing, private. access to garden from gated front entrance.





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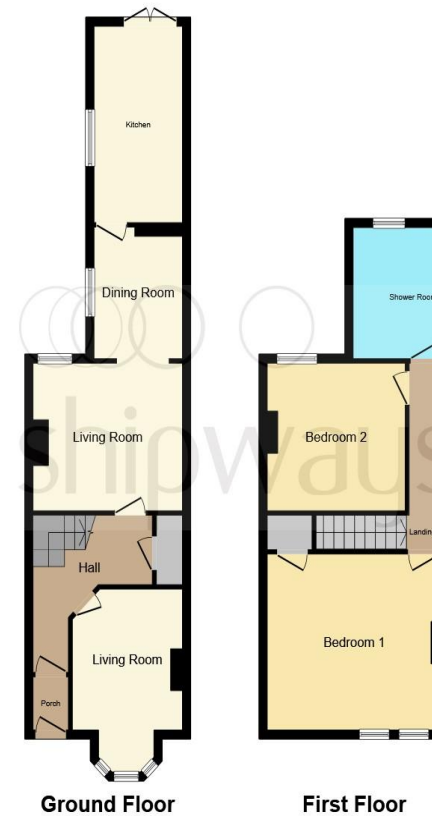
- Two-bedroom end-terraced property
- Spacious reception room
- Second living room with archway to dining area
- Separate dining room leading to rear kitchen
- Modern upstairs shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000**



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)

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