

Pretoria Road,



Offers Over £175,000

Pretoria Road,

- Mid-Terrace
- Double Glazed
- Gas Central Heating
- Ideal for First Time Buyers
- 2 Bedrooms
- On Street Parking
- Ideal Investment Property

Nestled on the charming Pretoria Road in Birmingham, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.

Inside, you will find two spacious reception rooms that offer a versatile living space, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, allowing for a comfortable lifestyle. The two bedrooms are well-proportioned, providing ample space for relaxation and rest.

The property features a modern bathroom, ensuring convenience for daily routines. Additionally, the house is double glazed, which not only enhances energy efficiency but also contributes to a peaceful living environment by reducing outside noise.

Situated in a vibrant area of Birmingham, this home is ideally located for easy access to local amenities, schools, and transport links, making it a prime choice for those looking to settle in a thriving community. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this mid-terrace house on Pretoria Road is not to be missed. Embrace the chance to make this charming property your own.

Directions

Front Garden

Mid-Terrace with on street parking

Porch

Living Room

3.54 x 3.41 (11'7" x 11'2")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting board, ceiling light

Dining Room

4.70 x 3.41 (15'5" x 11'2")

Double glazed window to rear, laminate flooring, skirting board, ceiling light, wall mounted radiator

Kitchen

6.41 x 1.77 (21'0" x 5'9")

Double glazed window to rear, laminate flooring, skirting board, extractor fan, splashback tiles, extractor hood, integrated oven/grill, drainer sink with mixer tap, ceiling light, wall mounted radiator, generous number of storage unit

Bedroom 1

3.45 x 4.03 (11'3" x 13'2")

Double glazed window to front, laminate flooring, wall mounted radiator, fitted wardrobes, skirting board, ceiling light

Bedroom 2

3.86 x 3.04 (12'7" x 9'11")

Double glazed window to rear, carpet, skirting board, ceiling light, wall mounted radiator, fitted wardrobes

Bathroom

2.81 x 1.74 (9'2" x 5'8")

Privacy double glazed window to rear, laminate flooring, skirting board, bath tub with mixer tap, wash basin with mixer tap, toilet, extractor fan, ceiling light, wall mounted radiator

Rear Garden

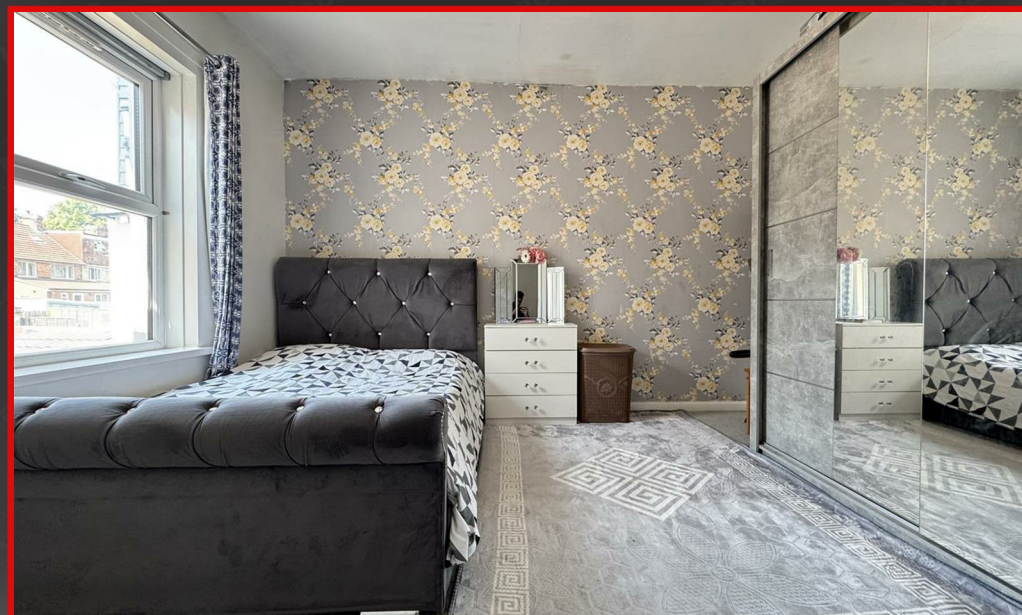
Good size garden, fenced boundaries,

Tenure: Freehold

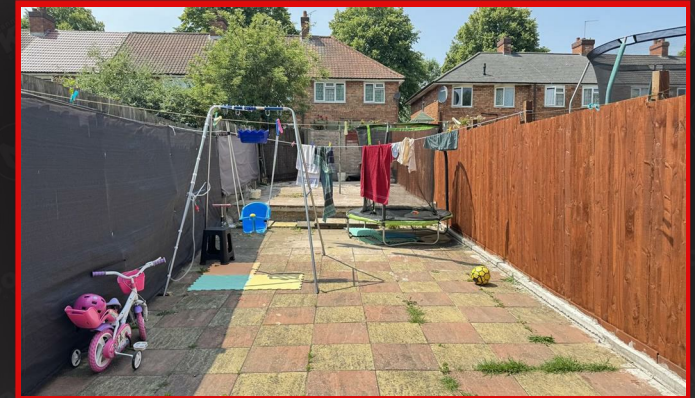
Council Tax Band:



Pretoria Road,



Pretoria Road,



Pretoria Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 83.0 sq. metres (893.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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