

Manor Farm Road,



Offers Over £170,000

Manor Farm Road,

- Mid-Terrace
- 2 Bedrooms
- Gas Central Heating
- Potential Development Project
- 2 Reception Rooms
- Double Glazing
- Desirable Location
- Potential To Become A Stunning Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on the charming Manor Farm Road in Birmingham, this mid-terrace house presents an excellent opportunity for those seeking a project with great potential. Spanning approximately 679 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The house features two well-proportioned bedrooms, providing ample space for a small family or professionals looking for a comfortable living arrangement. The bathroom, while functional, offers the chance for modernization to suit your personal taste and style.

Constructed in the late 1920s, this property retains a sense of character and history, yet it is in need of updating to truly shine. With a little vision and effort, you can transform this house into a delightful home that reflects your individual style.

Situated in a great area, the location offers convenient access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. The potential for development is significant, allowing for the possibility of enhancing the property's value in the future.

This is a rare opportunity to acquire a property in a sought-after neighborhood, where you can create your dream home while benefiting from the charm of a classic 1920s build. Don't miss your chance to explore the possibilities that await at Manor Farm Road.

Reception
3.74m x 3.36m (12'3" x 11'0")
Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

Living Room
4.41m x 3.36m (14'6" x 11'0")
Single glazed window to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

Kitchen
2.66m x 1.63m (8'9" x 5'4")
Double glazed window to side rear, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, Plumbing for white goods

Bathroom
1.90m x 1.63m (6'3" x 5'4")
Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with separate taps, toilet, heated towel rail, extractor fan

Bedroom 1
3.74m x 3.34m (12'3" x 10'11")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

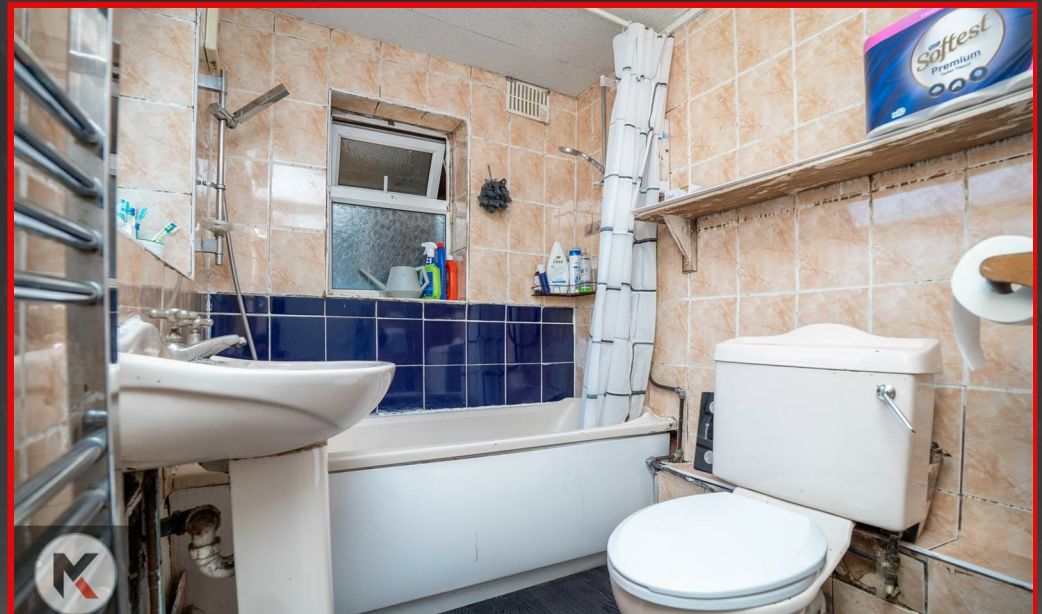
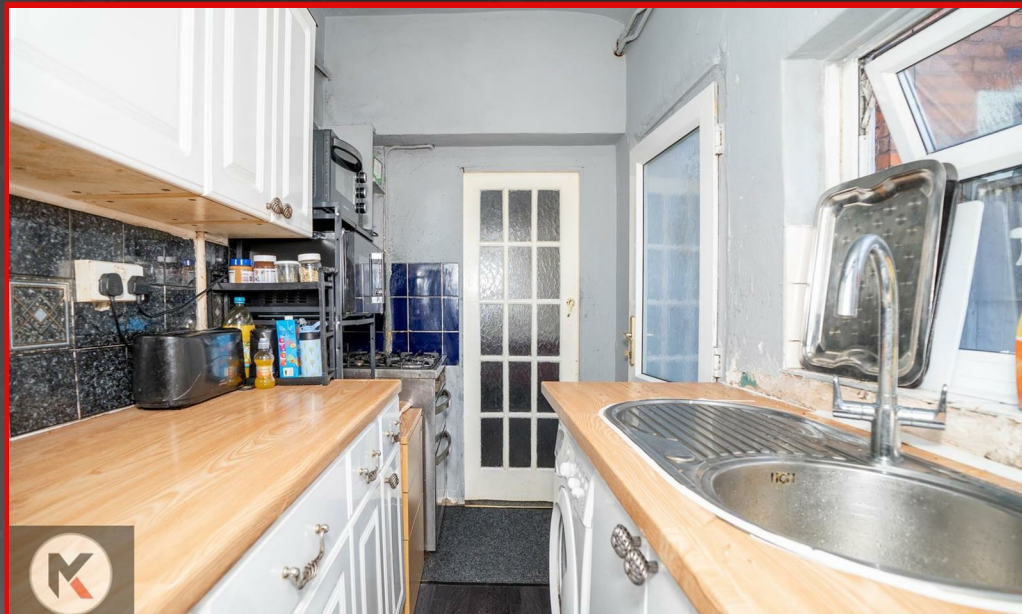
Bedroom 2
3.45m x 3.33m (11'4" x 10'11")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Garden
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn

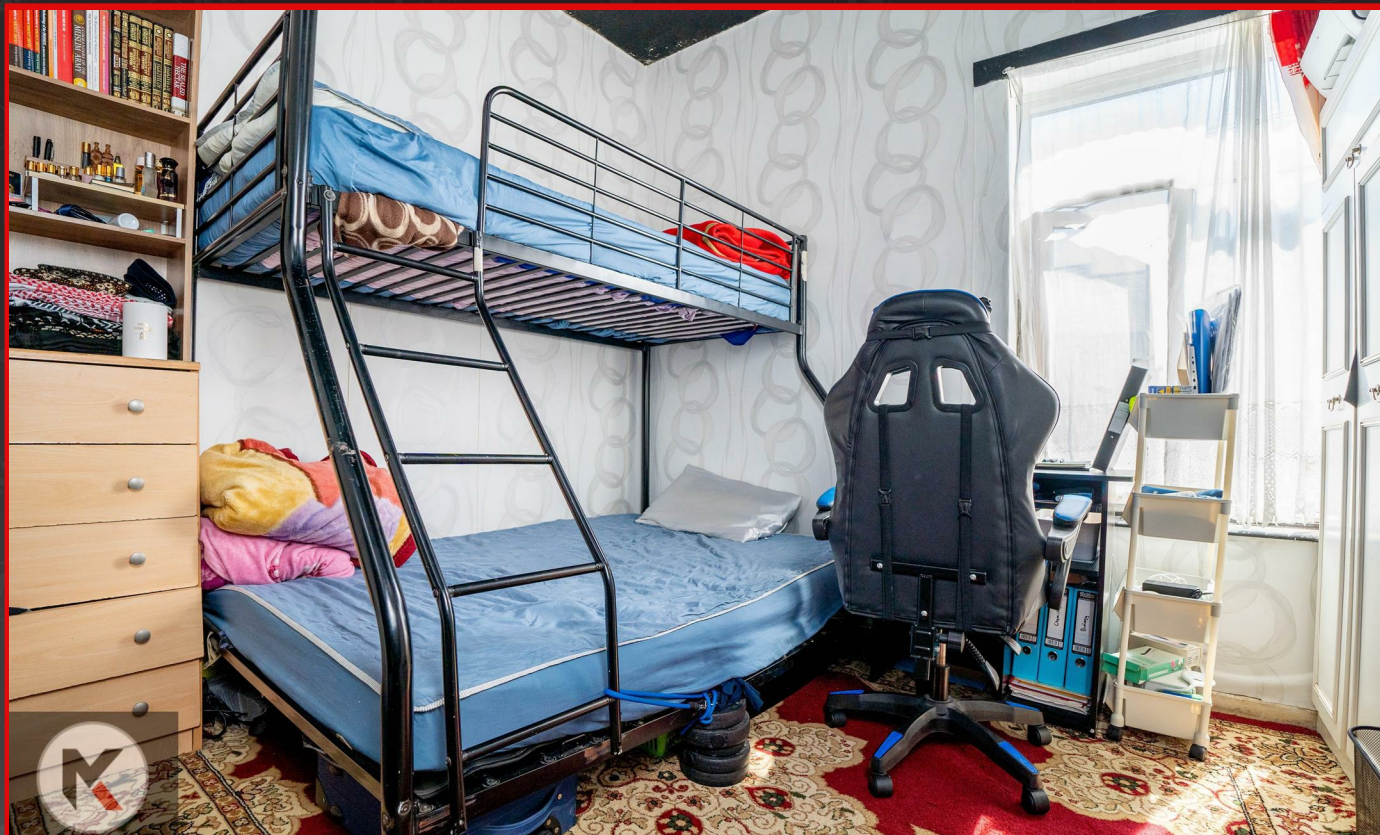
Directions



Manor Farm Road,



Manor Farm Road,



Manor Farm Road,



Manor Farm Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 63.1 sq. metres (678.9 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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