

Durham Road,



£210,000

Durham Road,

- Mid-Terrace
- 3 Bedrooms
- Gas Central Heating
- Ideal Buy to Let
- 2 Reception Rooms
- Garden
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on the charming Durham Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built between 1900 and 1909, the property boasts a rich history while providing ample space for contemporary family life. Spanning an impressive 1,028 square feet, this home features two generously sized reception rooms that are well-lit, creating a warm and inviting atmosphere for both relaxation and entertaining.

The property comprises three spacious bedrooms, ensuring that there is plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, providing convenience and comfort for all. The well-proportioned rooms throughout the house allow for versatile use, whether you envision a cosy reading nook or a vibrant play area for children.

Situated in a desirable location, this home is not only a wonderful place to live but also offers easy access to local amenities and transport links, making it ideal for those who commute or enjoy exploring the vibrant city of Birmingham. This property is a fantastic opportunity for anyone seeking a charming residence with ample space and character. Don't miss the chance to make this lovely house your new home.

Directions

Reception Room

3.80 x 3.57 (12'5" x 11'8")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, wall lights, skirting

Lounge/Dining Room

4.64 x 3.79 (15'2" x 12'5")

Double glazed window to rear, carpet flooring, fireplace, ceiling light, skirting, wall mounted radiator

Kitchen

3.51 x 2.70 (11'6" x 8'10")

Double glazed window to side, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with separate taps, extractor fan, plumbing for white goods

Shower Room

2.80 x 2.70 (9'2" x 8'10")

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, toilet

Bedroom 1

3.82 x 3.67 (12'6" x 12'0")

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

Bedroom 2

3.89 x 3.52 (12'9" x 11'6")

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

Bedroom 3

2.83 x 1.35 (9'3" x 4'5")

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

Bathroom

2.80 x 1.35 (9'2" x 4'5")

Privacy double glazed window to rear, carpet flooring, wall tiles, bathtub with separate taps, pedestal sink with separate taps, toilet

Garden

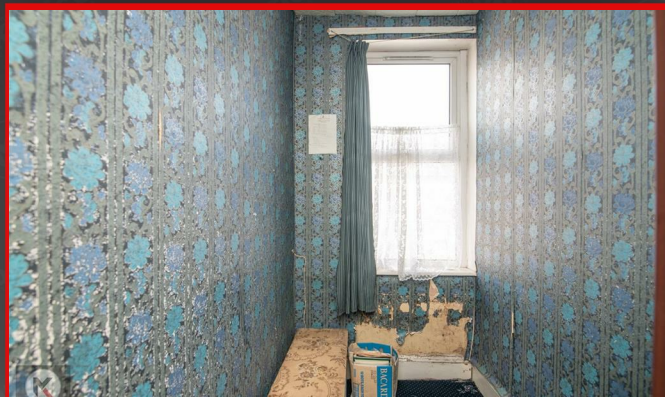
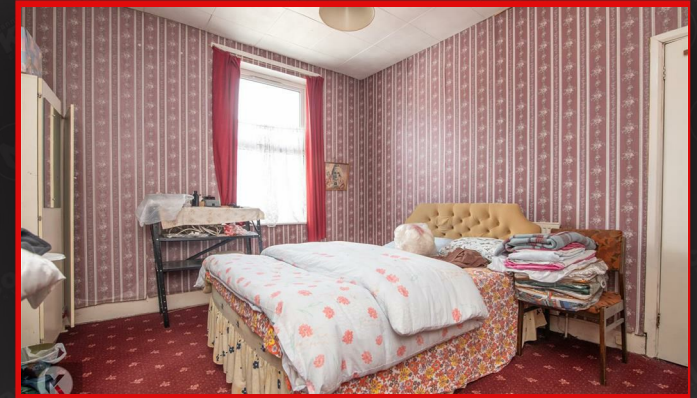
Garden slabs, privacy from rear, Fence panels to boundaries



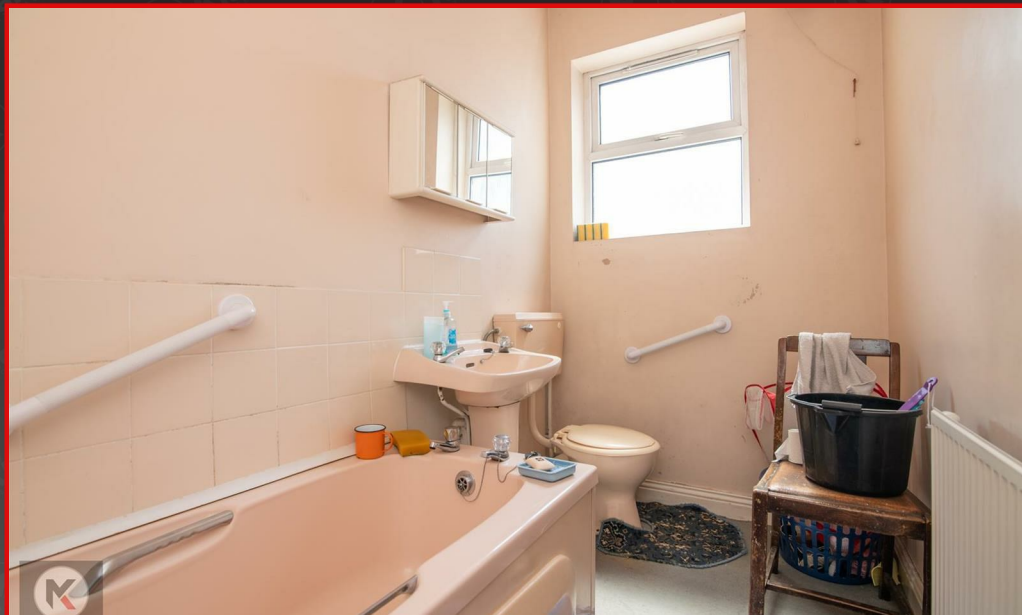
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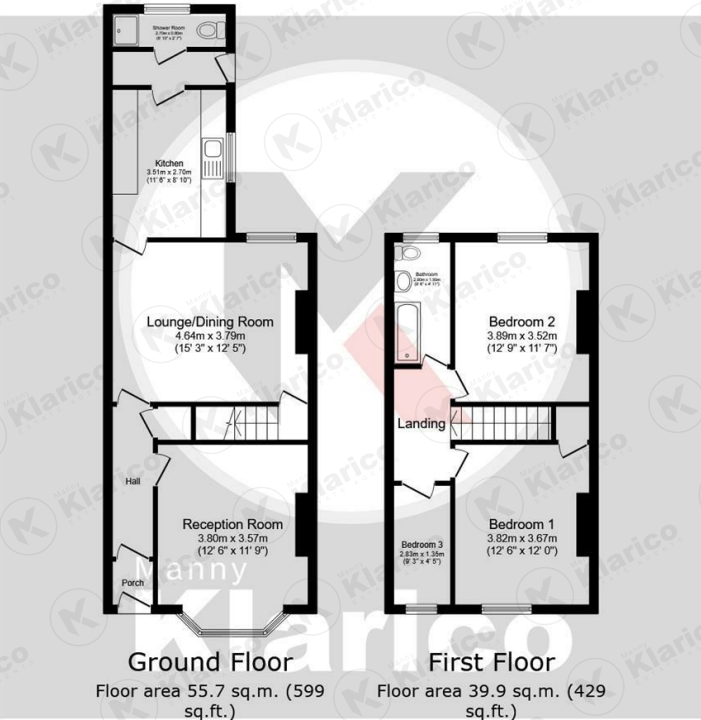
Durham Road,



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Manny
Klarico
ESTATE AGENTS



Total floor area: 95.5 sq.m. (1,028 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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