

# Abbotsford Road,



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£220,000

Nestled on the charming Abbotsford Road in Birmingham, this delightful end terrace house offers a perfect blend of character and modern living. With a generous living space of 1,026 square feet, this pre-1900 property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The nice kitchen is well-equipped and provides a warm and welcoming atmosphere for culinary adventures. One of the standout features of this home is the huge loft room, which presents a versatile space that can be transformed into a playroom, home office, or additional bedroom, depending on your needs.

The property also benefits from a spacious garden, offering a lovely outdoor retreat for relaxation or social gatherings. Whether you wish to cultivate your green thumb or simply enjoy the fresh air, this garden provides ample opportunity for outdoor enjoyment.

This charming home on Abbotsford Road is not just a property, it is a place where memories can be made. With its blend of traditional features and modern conveniences, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.



## Abbotsford Road,

- End-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Impressive Kitchen
- Double Glazing
- Ideal Family Home

### Reception Room

11'2" x 11'8" (3.41m x 3.56m)

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

### Living Room

15'3" x 11'7" (4.64m x 3.52m)

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

### Kitchen

9'2" x 6'0" (2.79m x 1.84m)

Double glazed window to side, tile flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Utility

3'3" x 6'0" (1.00m x 1.84m)

Double glazed door to garden, storage units, tile flooring, Plumbing for white goods

### Bathroom

5'4" x 6'1" (1.62m x 1.86m)

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, extractor fan

### Bedroom 1

11'0" x 13'7" (3.36m x 4.14m)

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

### Bedroom 2

12'4" x 10'4" (3.75m x 3.14m)

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bedroom 3

9'3" x 6'2" (2.83m x 1.88m)

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

## Directions



Abbotsford Road,



#### Loft Room

13'3" x 13'8" (4.03m x 4.17m)

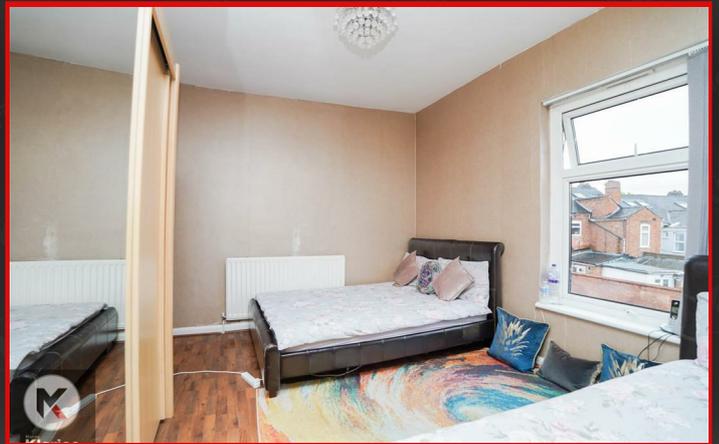
Double glazed window to side, double glazed Velux window, carpet flooring, wall mounted radiator, ceiling light

#### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, Hedge shrubs



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**Ground Floor**  
Approx. 39.7 sq. metres (427.1 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.2 sq. feet)



**Second Floor**  
Approx. 16.8 sq. metres (180.9 sq. feet)



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)



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