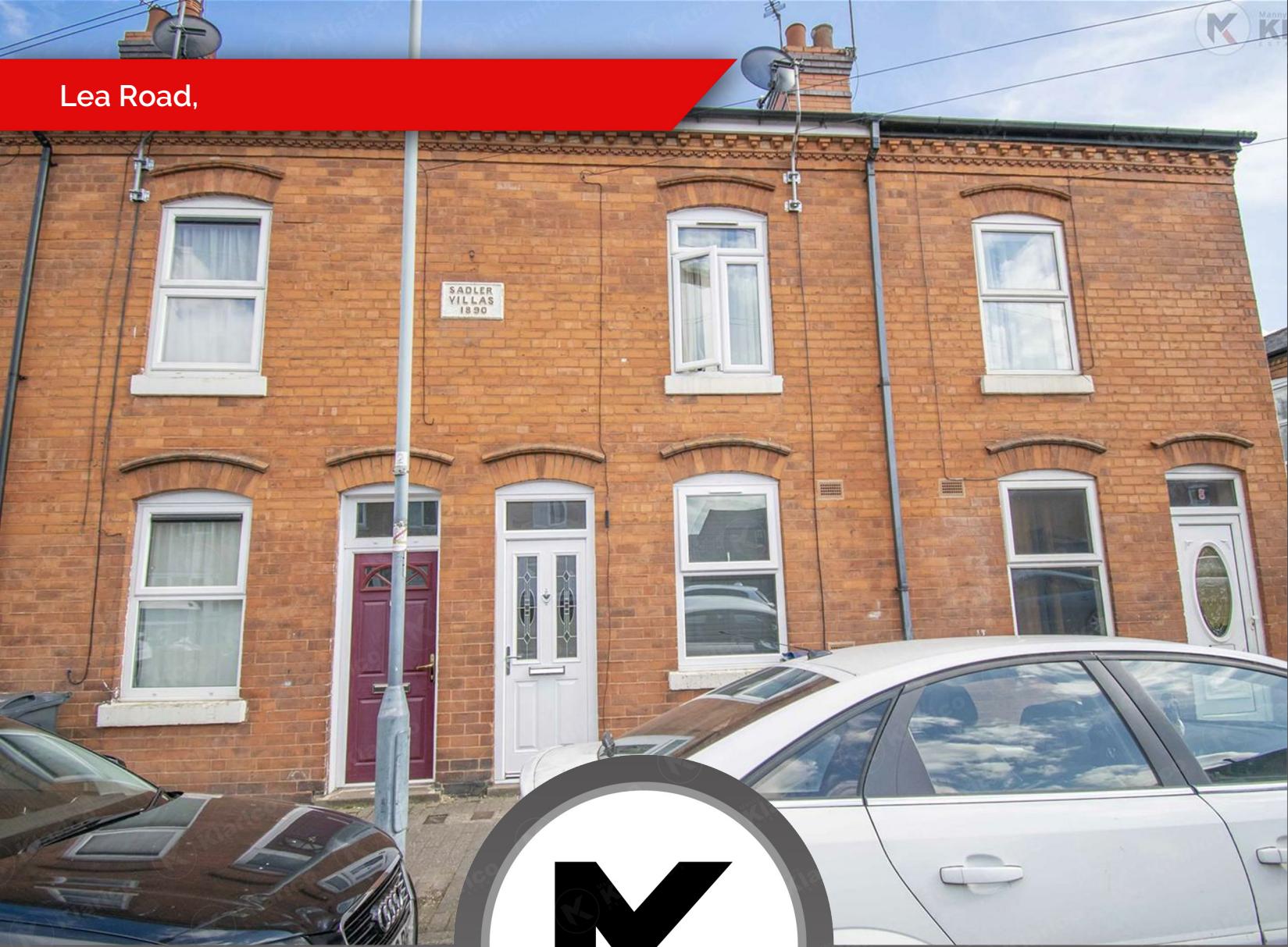


Lea Road,



£180,000



## Lea Road,

- Mid Terrace
- 2 Loft Rooms
- Open-Plan
- Gas Central Heating
- 2 Bedrooms
- Rear Extension
- uPVC Double Glazing

Tenure: Freehold  
Council Tax Band: A

KLARICO Estate Agents are proud to introduce this extended 2 bedroom mid terrace property situated within a popular part of Birmingham. Benefits from having a spacious loft and rear extension to form an open-plan living.

The ground floor briefly comprises a reception room to front, an open-plan living/diner to the rear along with a ground floor shower room. The first floor provides 2 bedrooms along with a family bathroom. A staircase can then be found to provide access to the loft which contains two loft rooms.

Within the local proximity can be found a number of amenities including local food and retail outlets along with easy access to public transport links. Nearby schools include Greet Primary School.

## Directions

### Living Room

3.50m x 3.63m (11'5" x 11'10")

Double glazed window to front, laminate flooring, suspending ceiling with downlights, feature wall with shelving, wall mounted radiator

### Kitchen/Dining Room

8.65m x 3.63m (28'4" x 11'10")

Extended kitchen/diner, laminate flooring, ceiling light, decorative coving to ceiling, wall mounted radiator, tiled flooring, worktop, integrated appliances including gas cooker, extractor and oven. Drainer sink with mixer tap, ceiling dual colour downlights, skylight

### Shower Room

1.70m x 1.43m (5'6" x 4'8")

Privacy double glazed window to side, tile flooring, wall tiles, walk-in shower unit, wash basin with mixer tap, toilet, extractor fan

### Bedroom 1

2.63m x 3.63m (8'7" x 11'10")

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

### Bedroom 2

3.50m x 2.10m (11'5" x 6'10")

Double glazed window to rear, laminate flooring, ceiling light, fitted storage cupboard with sliding mirrored door, wall mounted radiator

### Bathroom

2.56m x 1.43m (8'4" x 4'8")

Privacy double glazed window, wall and floor tiles, bathtub with electric shower unit, drainer sink with mixer tap, toilet, ceiling light

### Loft Room

3.67m x 3.63m (12'0" x 11'10")

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

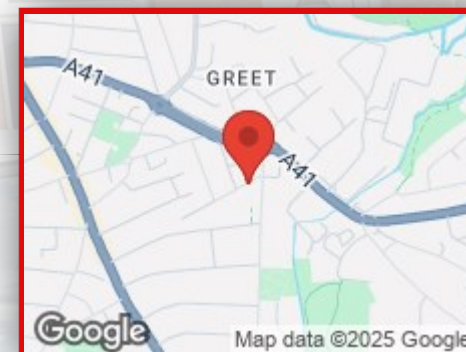
### Loft Room

2.00m x 3.50m (6'6" x 11'5")

Laminate flooring, skylight, wall mounted radiator, ceiling light

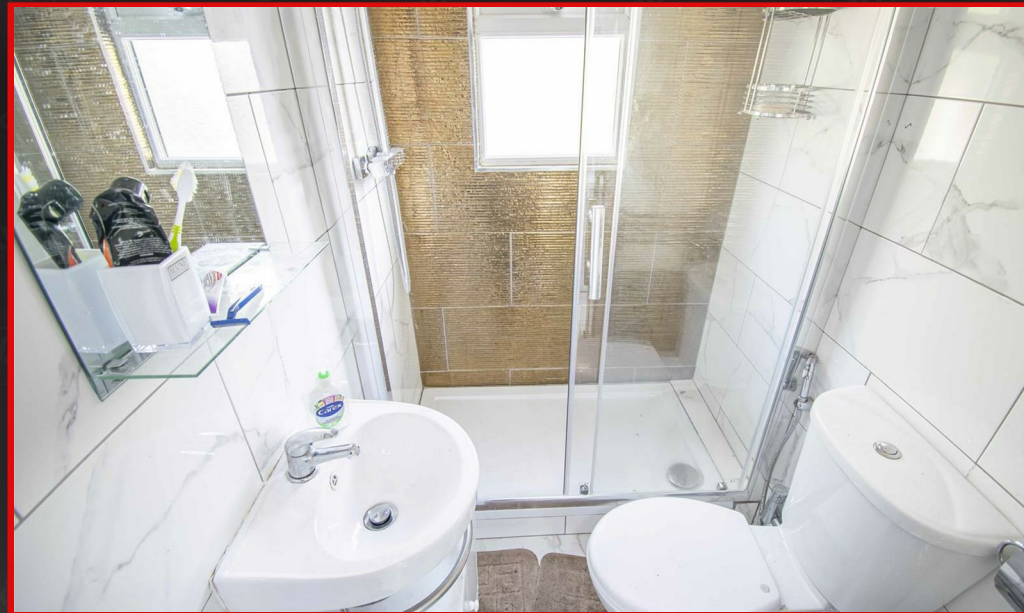
### Garden

Fence panels to boundaries, slabbing



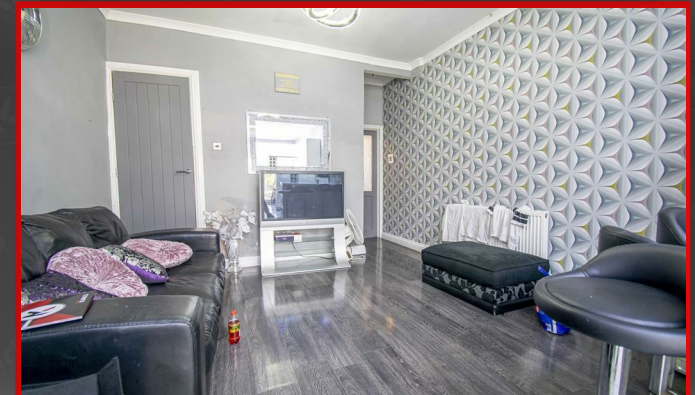


Lea Road,





Lea Road,







Lea Road,



Manny  
**Klarico**  
ESTATE AGENTS



This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC 	

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