

Knowle Road,



3 2 1 D

£210,000

Knowle Road,

- Mid-Terrace
- 3 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Loft Room
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Nestled on the charming Knowle Road in Birmingham, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property has been meticulously maintained and is presented in great condition, making it an ideal choice for families or professionals seeking a welcoming home.

Spanning an impressive 943 square feet, this residence boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere for family gatherings. With three generously sized bedrooms, there is plenty of room for everyone to enjoy their own private space. Additionally, a versatile loft room adds further potential, whether you envision it as a home office, playroom, or extra storage.

The bathroom is conveniently located and well-equipped, ensuring that daily routines are both comfortable and efficient. The property is situated in a great location, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility.

In summary, this charming mid-terrace house on Knowle Road presents a wonderful opportunity to acquire a well-maintained home in a sought-after area of Birmingham. With its spacious living areas, three bedrooms, and additional loft room, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Directions

Reception

3.31m x 3.43m (10'10" x 11'3")

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

Living Room

4.50m x 3.43m (14'9" x 11'3")

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

Kitchen

3.74m x 1.81m (12'3" x 5'11")

Double glazed window to side, double glazed door to rear, tile flooring, tiled walls, ceiling lights, storage units, worktops, drainer sink with mixer tap, Plumbing for white goods

Bathroom

2.39m x 1.79m (7'10" x 5'10")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, toilet, heated towel rail, extractor fan

Bedroom 1

3.34m x 3.41m (10'11" x 11'2")

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

Bedroom 2

2.79m x 2.56m (9'2" x 8'5")

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

Bedroom 3

2.72m x 1.81m (8'11" x 5'11")

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

WC

0.90m x 0.78m (2'11" x 2'7")

Laminate flooring, wash basin with separate taps, toilet, ceiling light

Loft Room

3.41m x 3.43m (11'2" x 11'3")

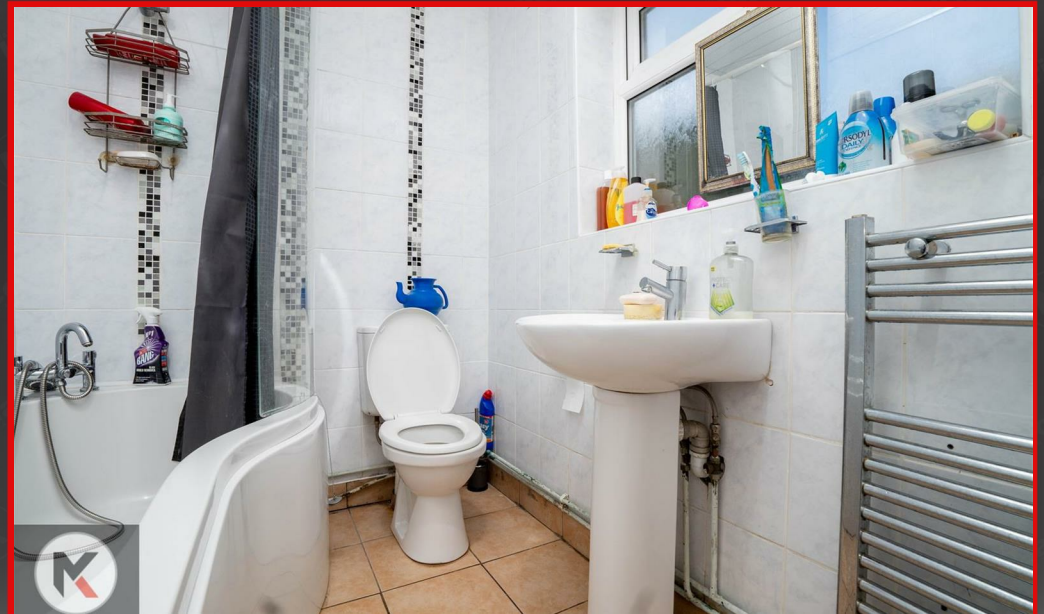
Double glazed Velux window, carpet flooring, wall mounted radiator, ceiling light

Garden

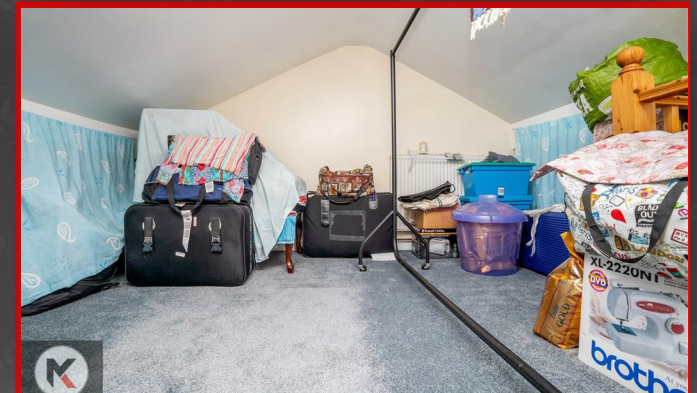
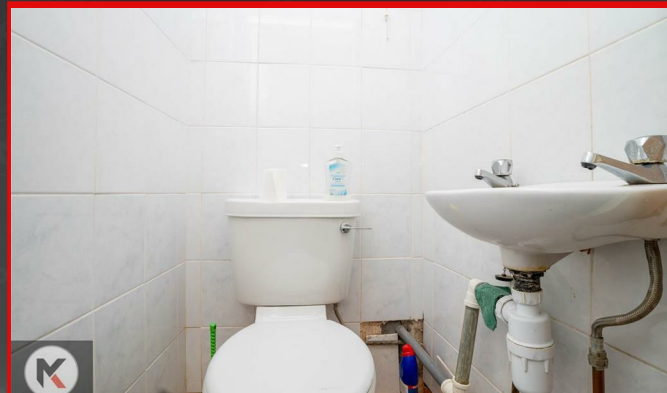
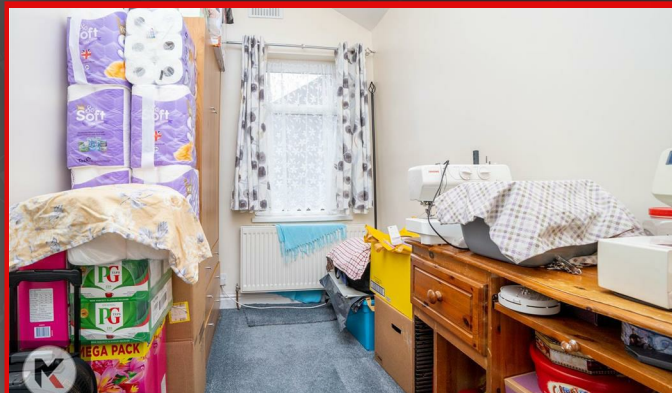
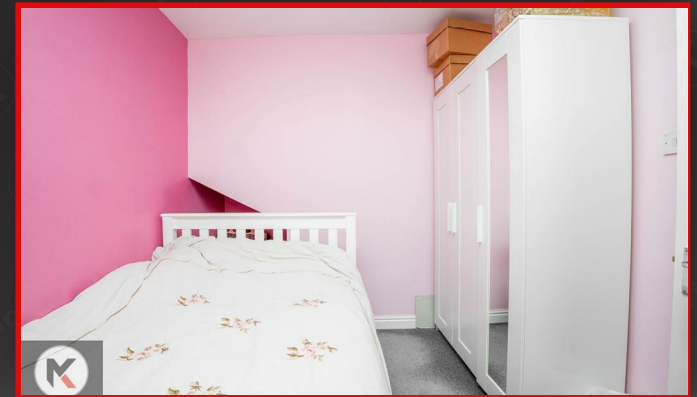
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, out building



Knowle Road,



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Manny
Klarico
ESTATE AGENTS



Ground Floor
Approx. 41.1 sq. metres (442.0 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.4 sq. feet)



Second Floor
Approx. 11.7 sq. metres (125.9 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 84 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | 67 | | (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 |
| | | | EU Directive 2002/91/EC |

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