

Anderton Road,



£220,000

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining guests. The natural light that floods these areas creates a warm and welcoming atmosphere, making it an ideal space for family gatherings or quiet evenings in. The layout of the home is both practical and functional, ensuring that every corner is utilised effectively.

The property features a well-appointed bathroom, catering to the daily needs of the household. Additionally, the double-glazed windows throughout the home enhance energy efficiency and provide a peaceful retreat from the hustle and bustle of city life.

On-street parking is available, offering convenience for residents and visitors alike. The location is well-suited for families, with local amenities, schools, and parks within easy reach, making it a desirable area for those looking to settle down.

In summary, this mid-terrace house on Anderton Road is an ideal family home, combining comfort, practicality, and a welcoming community atmosphere. It is a wonderful opportunity for anyone looking to establish roots in Birmingham.





## Anderton Road,

- Terraced Property
- On Street Parking
- Ideal Family Home
- Ideal For Investment
- 3 Bedrooms
- Double Glazed
- Great Condition

### Front Garden

Terraced property with on street parking

### Reception Room

12'2" x 11'0" (3.71 x 3.37)

Double Glazed window to front, laminate flooring, skirting board, ceiling light, coving to ceiling,

### Lounge/Dining Room

17'8" x 11'5" (5.39 x 3.50)

Double glazed window/patio door to rear, coving to ceiling, laminate flooring, ceiling light, skirting board,

### Kitchen

15'9" x 6'1" (4.82 x 1.86)

Double glazed window to front, laminate flooring, ceiling light, splashback tiles, generous number of storage units, extractor hood, drainer sink with mixer tap, skirting board,

### Bedroom 1

12'5" x 9'4" (3.79 x 2.85)

Double glazed window to front, carpet, coving to ceiling, ceiling light, skirting board

### Bedroom 2

11'5" x 11'3" (3.50 x 3.45)

Double glazed window to rear, carpet, skirting board, ceiling light, coving to ceiling,

### Bedroom 3

12'4" x 8'1" (3.76 x 2.47)

Double glazed window to front, skirting board, carpet, coving to ceiling, ceiling light,

### Directions





Anderton Road,



### Bathroom

11'5" x 5'10" (3.50 x 1.78)

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

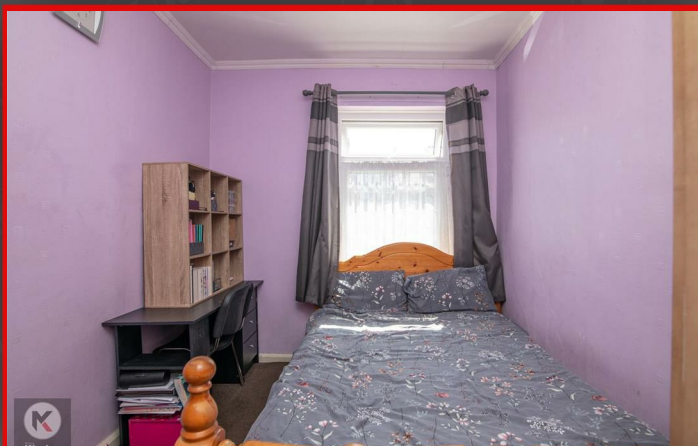
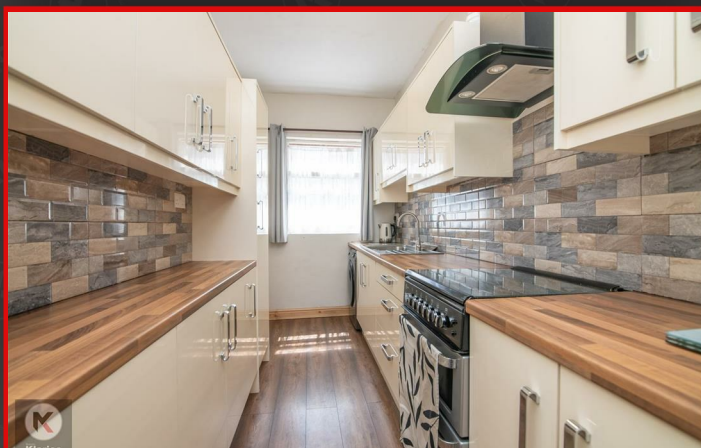
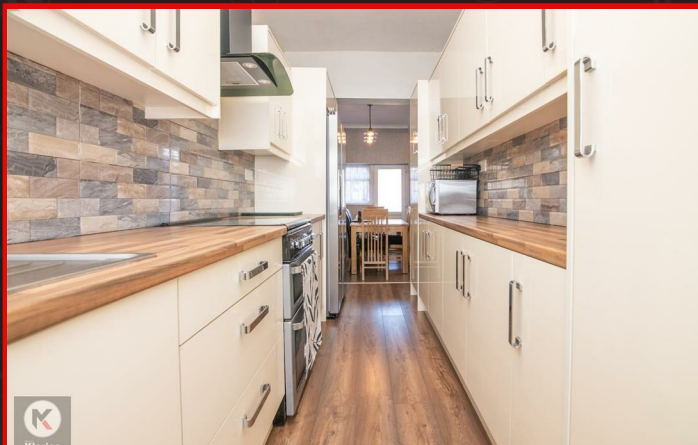
### Rear Garden

Fenced boundaries, laid lawn, slabs



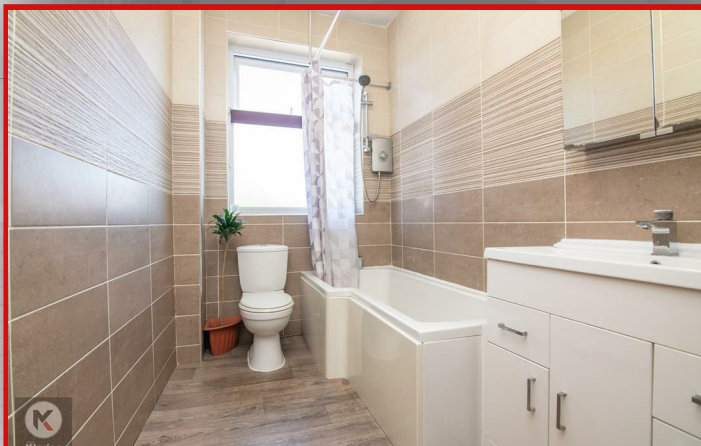


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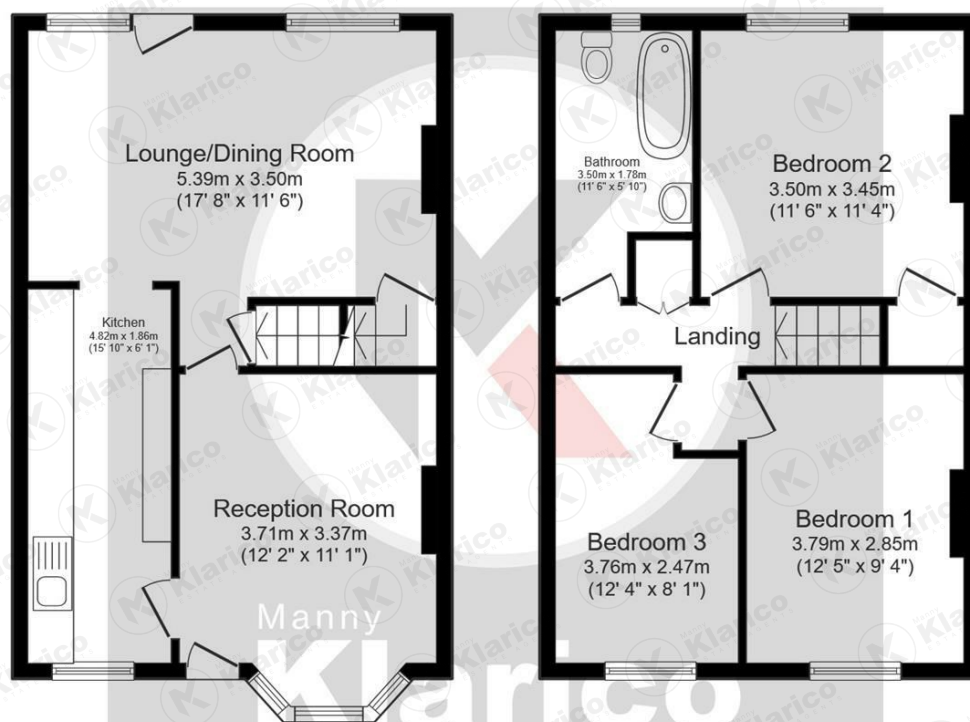


Anderton Road,





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Ground Floor

Floor area 45.2 sq.m. (487 sq.ft.)

First Floor

Floor area 44.3 sq.m. (477 sq.ft.)

Total floor area: 89.6 sq.m. (964 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).



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