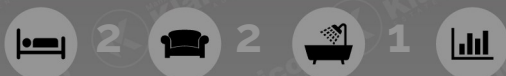


Tenby Road,



Offers Over £180,000

Tenby Road,

- Mid-Terrace
- 2 Bedrooms
- Double Glazing
- Well Maintained
- 2 Reception Rooms
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold

Council Tax Band: A

Klarico Estate Agents are delighted to present this 2-bedroom mid-terrace property located in a popular area of Birmingham. Featuring two generous living rooms and a kitchen, this home offers great potential for comfortable family living or a smart investment. Ideal for first-time buyers and investors alike.

Nestled on the charming Tenby Road in Birmingham, this delightful mid-terrace house offers a perfect blend of character and modern living. Built between 1900 and 1909, the property has been meticulously maintained and is presented in great condition, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

Spanning an impressive 719 square feet, the house features two spacious reception rooms that provide ample space for relaxation and entertaining. The well-proportioned layout ensures a comfortable flow throughout the home, allowing for both privacy and social interaction. The two bedrooms are thoughtfully designed, offering a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both rooms.

The property's location on Tenby Road is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, schools, and transport links. This makes it not only a wonderful home but also a promising investment, given the potential for rental income in this sought-after area.

Whether you are looking to settle down in a charming neighbourhood or seeking a property with great investment potential, this mid-terrace house on Tenby Road is a remarkable find. Don't miss the opportunity to make this lovely home your own.

Directions

Reception Room

3.43m x 3.22m (11'3" x 10'7")

Double glazed bay window to front, wood flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

Living Room

4.26m x 3.20m (14'0" x 10'6")

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

Kitchen

2.29m x 1.57m (7'6" x 5'2")

Double glazed window to side and rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

Utility

2.58m x 1.58m (8'6" x 5'2")

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

Bedroom 1

3.47m x 3.79m (11'5" x 12'5")

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

Bedroom 2

3.43m x 2.79m (11'3" x 9'2")

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

Bathroom

2.55m x 1.58m (8'4" x 5'2")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with separate taps, toilet

Garden

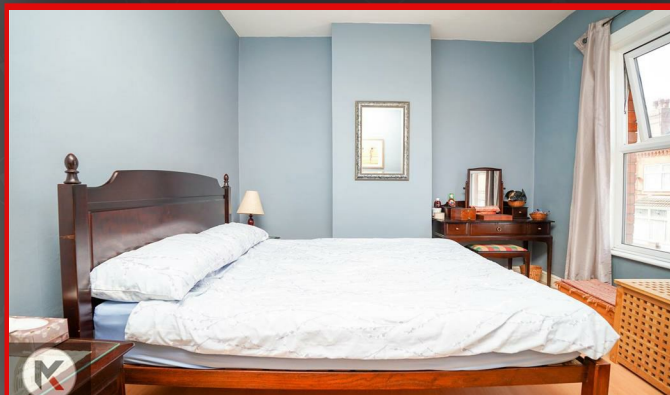
Garden slabs, Fence panels to boundaries, laid lawn



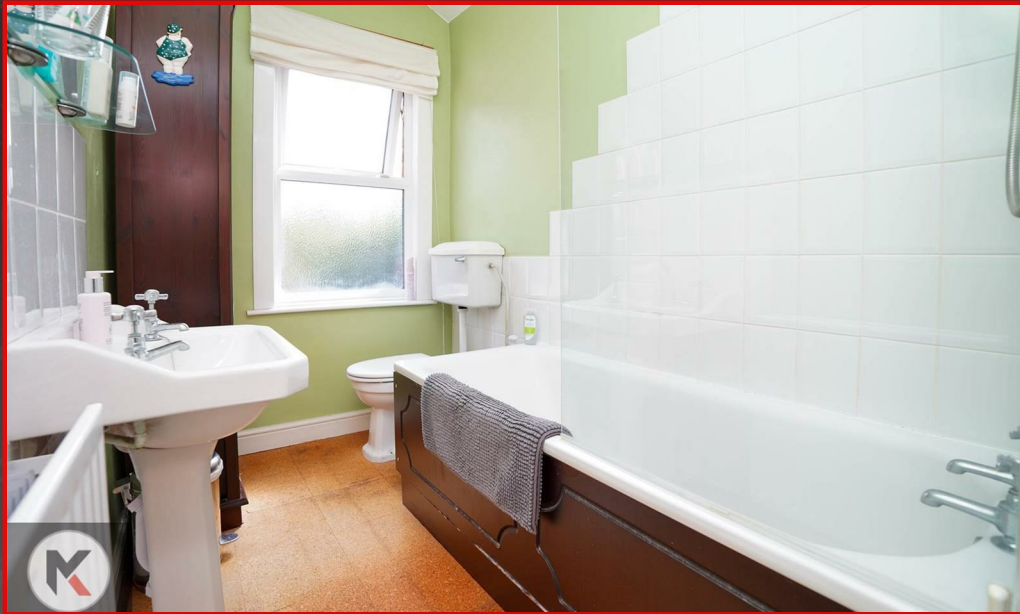
Tenby Road,



Tenby Road,



Tenby Road,



Tenby Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 66.8 sq. metres (719.1 sq. feet)

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		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

