

Durham Road,



Durham Road,

- Mid-Terrace
 - 3 Bedrooms
 - Double Glazing
 - New Combi Boiler
 - In need of modernising
 - Tenure: Freehold
 - Council Tax Band:
- 2 Reception Rooms
 - Garden
 - Gas Central Heating
 - Potential To Become A Stunning Family Home
 - Loft Insulation

While the property is currently in need of modernising, it provides a blank canvas for buyers to infuse their personal style and preferences. This aspect makes it particularly appealing for first-time buyers eager to create their dream home or for seasoned investors looking to enhance the property's value through renovation.

The layout of the house is practical, with a welcoming atmosphere that can be transformed into a stylish and contemporary residence. The generous reception rooms offer flexibility for various uses, whether it be a cosy lounge, a dining area, or a home office.

Situated in a vibrant area of Birmingham, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its potential for buy-to-let opportunities, this home is not only a place to live but also a smart investment for the future.

In summary, this mid-terrace house on Durham Road is a promising prospect for those looking to make their mark in the property market. With its spacious layout and potential for modernisation, it is a must-see for anyone seeking a property that can be tailored to their needs.

Reception

3.74m x 3.55m (12'3" x 11'8")

Double glazed bay window to front, carpet flooring, chimney breast, fireplace, ceiling lights, skirting, coving to ceiling

Living Room

4.03m x 3.83m (13'3" x 12'7")

Double glazed door to rear, carpet flooring, fireplace, chimney breast, ceiling light, skirting

Kitchen

3.77m x 2.41m (12'4" x 7'11")

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

Bathroom

2.51m x 2.41m (8'3" x 7'11")

Privacy double glazed window to side, Lino flooring, wall tiles, shower unit, pedestal sink with mixer tap, toilet, extractor fan

Bedroom 1

3.73m x 4.81m (12'3" x 15'9")

Double glazed window to front, carpet flooring, skirting, ceiling light

Bedroom 2

4.01m x 2.91m (13'2" x 9'7")

Double glazed window to rear, carpet flooring, skirting, ceiling light

Bedroom 3

3.48m x 2.44m (11'5" x 8'0")

Double glazed window to rear, carpet flooring, skirting, ceiling light

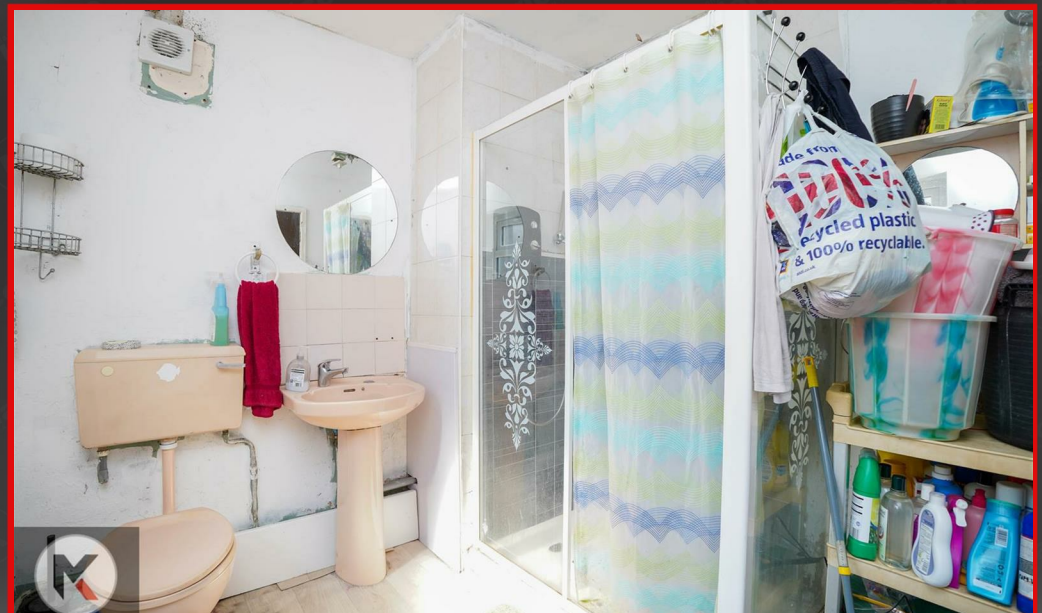
Garden

Garden slabs, privacy from rear, Fence panels to boundaries

Directions



Durham Road,



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Durham Road,



Manny
Klarico
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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