

Pretoria Road,



Contact us for more information 0121 777 7211





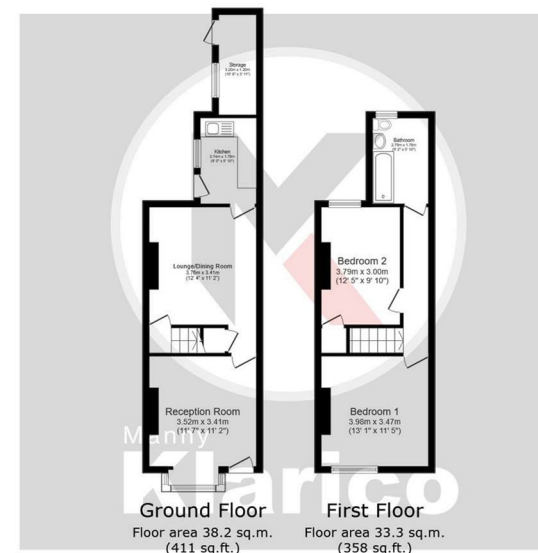
## Directions



Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and appealing, making it an ideal choice for first-time buyers looking to establish their roots in a thriving community.

The property features two well-proportioned bedrooms, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of a small family or professionals alike.

One of the standout features of this home is its potential for further extension, allowing you to tailor the space to your specific needs and preferences. Whether you envision a larger living area, an additional



Total floor area: 71.5 sq.m. (770 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).

## Reception Room

3.52m x 3.41m (11'6" x 11'2")

## Dining Room

3.76m x 3.41 (12'4" x 11'2")

## Kitchen

2.74m x 1.78m (8'11" x 5'10")

## Bedroom 1

3.98m x 3.47m (13'0" x 11'4")

## Bedroom 2

3.79m x 3.00m (12'5" x 9'10")

## Bathroom

2.79m x 1.78 (9'1" x 5'10")

## Rear Garden