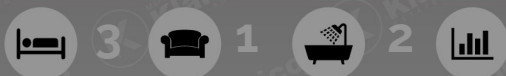


Cubley Road,



£325,000

Cubley Road,

- Semi-Detached
- Double Glazed
- Excellent Condition
- Off Street Parking
- 3 Bedrooms
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band:

Located on the charming Cubley Road in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The property is in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one. The double-glazed windows not only enhance the aesthetic appeal but also contribute to energy efficiency, keeping the home warm and inviting throughout the year.

One of the standout features of this residence is the off-street parking, a valuable asset in urban living, allowing for convenience and peace of mind. The two bathrooms provide ample facilities for family living, ensuring that morning routines run smoothly.

This semi-detached house on Cubley Road is not just a home; it is a lifestyle choice, offering a comfortable and practical living space in a sought-after area of Birmingham. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

Directions

Front Garden

Semi-Detached property offering off street parking

Porch

Hall

Double glazed privacy window to front, tiles, skirting board, wall mounted radiator, ceiling light,

Lounge

6.80 x 3.74 (22'3" x 12'3")

Double glazed window to front, carpet, skirting board, wall mounted radiator, down lights,

Kitchen/Diner

6.22 x 3.56 (20'4" x 11'8")

Double glazed window with patio door to rear, tiles, skirting board, ceiling lights, extractor hood, integrated hob/grill, integrated dishwasher, generous number of storage units,

W.C.

Toilet, tiles, skirting board, ceiling light, wash basin with mixer tap

Bedroom 1

3.53 x 3.31 (11'6" x 10'10")

Double glazed window to front, carpet, skirting board, ceiling light, wall mounted radiator,

Bedroom 2

3.29 x 2.70 (10'9" x 8'10")

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

Bedroom 3

2.00 x 1.73 (6'6" x 5'8")

Double glazed window to front, carpet, skirting board, ceiling light, wall mounted radiator,

Bathroom

2.02 x 1.70 (6'7" x 5'6")

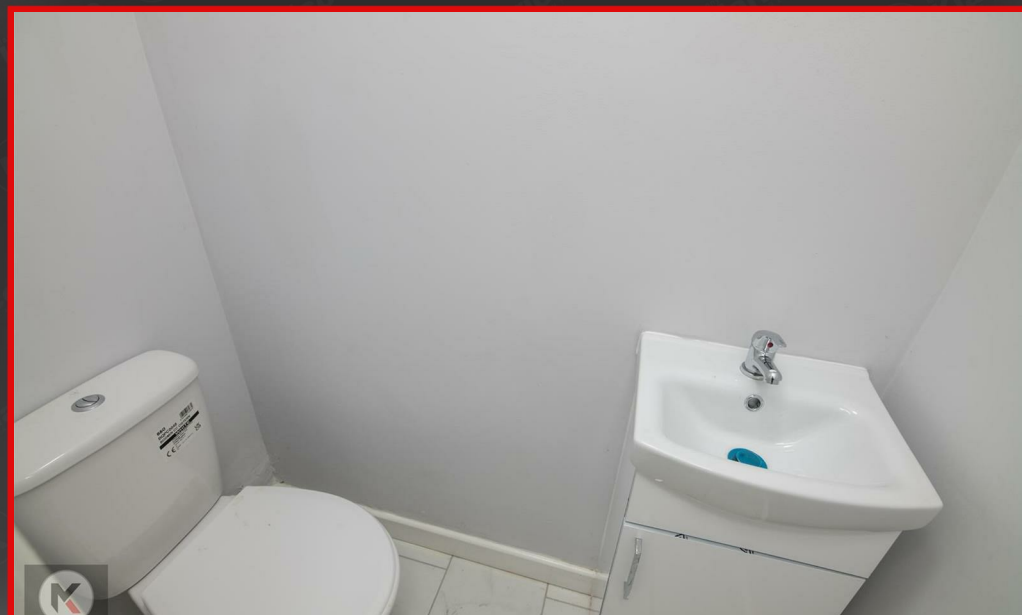
Double glazed privacy window to rear, tiles, wash basin with mixer tap, bath tub, toilet, heated towel rail, down lights

Rear Garden

Fenced Boundaries with laid lawn, slabs



Cubley Road,



Cubley Road,



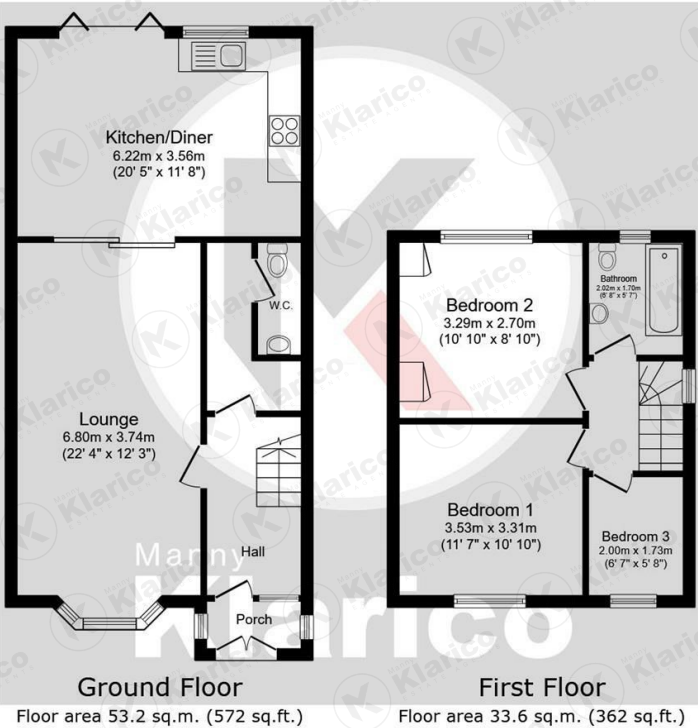
Cubley Road,



Cubley Road,



Manny
Klarico
ESTATE AGENTS



Total floor area: 86.8 sq.m. (934 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).

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		

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