



**Earls Court Road, Birmingham B17 9AH**

**welcome to**

## **Earls Court Road, Birmingham**

\*\*\*\*\* INVESTMENT OPPORTUNITY \*\*\*\*\* SOUGHT AFTER B17 POSTCODE \*\*\*\*\* PRIME HARBORNE LOCATION \*\*\*\*\* WALKING DISTANCE TO HIGH STREET \*\*\*\*\* THREE BEDROOMS \*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\*\* ENCLOSED REAR GARDEN \*\*\*\*\*

### **Agent Note**

This property is council tax band C.

### **Entrance Porch**

Double glazed window & door to front.

### **Lounge**

13' into bay. x 12' ( 3.96m into bay. x 3.66m )  
Double glazed bay window to front, central heating radiator, fireplace.

### **2nd Reception**

12' x 12' ( 3.66m x 3.66m )  
Stair's access, double glazed window to rear, central heating radiator.

### **Kitchen**

11' x 6' ( 3.35m x 1.83m )  
Double glazed frosted window to side, range of wall & base units with drawers and worktops over, sink & drainer with mixer tap, central heating radiator.

### **Landing**

Access to bedrooms 1 & 2.

### **Bedroom 1**

12' x 11' ( 3.66m x 3.35m )  
2 double glazed window to front, central heating radiator, built in wardrobes, cupboard, fireplace.

### **Bedroom 2**

12' x 11' ( 3.66m x 3.35m )  
Double glazed window to rear, 2 x built in wardrobes, central heating radiator.

### **Bedroom 3**

11' x 6' ( 3.35m x 1.83m )  
Accessed via bedroom 2, double glazed window to rear, single bedroom, potential for an en-suite, central heating radiator.

### **Bathroom**

Double glazed frosted window to rear, tiled walls, modernised, low level flush w/c, wash hand basin with mixer tap, heated towel rail, rainfall shower.

### **Front Garden**

Low maintenance paved area.

### **Rear Garden**

Low maintenance, patio, shrubs, enclosed, side gate.





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welcome to

## Earls Court Road, Birmingham

- Investment opportunity
- Sought after B17 postcode
- Prime Harborne location
- Walking distance to high street
- Three bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of

**£260,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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