

Pretoria Road
Birmingham

burchell edwards

Pretoria Road
Birmingham B9 5LG

for sale
£230,000







Property Description

Situated in the edge of Bordesley Green, Birmingham, this traditional three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers or investors alike.

The property briefly comprises three reception rooms, providing flexible living space to suit a variety of needs, whether as separate lounges, a formal dining room, home office or playroom.
The fitted kitchen is positioned to the rear of the property and offers access to the enclosed rear garden.

Completing the ground floor is a family bathroom, conveniently located off the rear accommodation.
To the first floor are three well-proportioned bedrooms, offering comfortable living arrangements for the growing family.

A further benefit is the useful loft room, providing additional storage potential and scope for a variety of uses, subject to any necessary consents.
Outside, the property enjoys a private rear garden, ideal for relaxing, entertaining and family enjoyment.

Located within close proximity to local shops, schools and amenities, the property also offers excellent transport links into Birmingham City Centre and surrounding areas, making it a convenient choice for commuters.

Viewing is highly recommended to appreciate the space and potential on offer.

Reception Room One
11' 5" x 9' 4" (3.48m x 2.84m)
Double glazing to front, wall light, wall sockets, radiator

Reception Room Two
12' 9" x 12' (3.89m x 3.66m)
Double glazing to rear, electric fire, ceiling light, wall light, wall sockets, radiator

Reception Room Three
9' 6" x 9' (2.90m x 2.74m)
Double glazing to side, radiator, wall lights, wall sockets

Kitchen
11' 3" x 7' 2" (3.43m x 2.18m)
Double glazing to side, skylights, wall and base units, hob, extractor fan, range cooker

Bathroom
7' 2" x 7' 2" (2.18m x 2.18m)
Bath with shower, wash hand basin, w.c, radiator, mirrored storage

Bedroom One
.11' 5" x 11' 4" (3.48m x 3.45m)
Double glazing to front, ceiling light, radiator, wall sockets

Bedroom Two
12' x 8' 6" (3.66m x 2.59m)
Double glazing to rear, spotlights, radiator, wall sockets, storage

Bedroom Three
9' x 5' 8" (2.74m x 1.73m)
Obscure window to rear, ceiling light, radiator, wall sockets

Loft Room
15' 9" x 11' 7" (4.80m x 3.53m)
Velux window, spotlights, radiator, eaves storage, wall sockets



















Total floor area 116.1 m² (1,250 sq.ft.) approx

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.propertybox.io

To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211901

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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