



£170,000

Clarence Road, Soho, Birmingham

Terraced House | 3 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- OUTBUILDING FOR ADDITIONAL STORAGE
- LOW-MAINTENANCE KITCHEN
- SHOWER ROOM
- CENTRAL HEATING
- DOUBLE GLAZING
- MID-TERRACE LOCATION
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- NO UPWARD CHAIN

## Property Description

SPACIOUS 3-BEDROOM MID-TERRACE - NO UPWARD CHAIN

This spacious 3-bedroom mid-terrace home is ideal for families or first-time buyers. With a convenient location, three well-sized bedrooms, and a useful outbuilding for storage, this property offers fantastic potential for those looking for a blank canvas to make their own. Available with no upward chain, this home is perfect for a hassle-free move.

## Main Particulars

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### Room Details -

**Porch** - 0.51m x 0.8m (1'8" x 2'7") - Provides a welcoming entrance with access to the front of the property.

**Living Room** - 2.97m x 4.08m (9'8" x 13'4") - Bright living space with feature fireplace and bay window allowing plenty of natural light, ideal for relaxation or entertaining guests.

**Dining Room** - 2.98m x 5.04m (9'9" x 16'6") - Spacious dining room with a built-in fireplace, perfect for family meals and gatherings. Access to the kitchen and rear of the property.

**Kitchen** - 1.85m x 3.08m (6'0" x 10'1") - Well-maintained kitchen with tiled walls and plenty of countertop space. Features modern appliances, including space for a washing machine, and access to the rear yard.

**Shower Room** - 1.44m x 2.20m (4'8" x 7'2") - Fully tiled with a walk-in shower, sink, and WC for easy maintenance.

**Master Bedroom** - 2.97m x 4.05m (9'8" x 13'3") - Generously sized master bedroom with a large window allowing for lots of natural light.

**Bedroom 2** - 3.89m x 3.59m (12'9" x 11'9") - Spacious second bedroom with ample space for furniture, making it ideal for a guest room or children's bedroom.

**Bedroom 3** - 2.77m x 2.98m (9'1" x 9'9") - A cozy third bedroom perfect as a home office, nursery, or additional guest room.

**Outbuilding** - A secure outbuilding located in the rear yard, providing additional storage space, perfect for garden tools or seasonal items.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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