



**Boulton Road**  
, Birmingham B21 0RD

- Asking Price £225,000
- Two Reception Rooms
- Large rear Garden
- Four Bedrooms
- Bathroom

**Offers Around £225,000 £225,000**



Local Authority **Birmingham**

Council Tax Band **A**

EPC Rating

Asking Price: £225,000

Welcome to this beautifully proportioned four-bedroom family home located in the heart of Handsworth, Birmingham. Set across three spacious floors, the property offers excellent living accommodation, generous bedroom sizes and strong potential for personalisation. With convenient access to local amenities, schools, parks and frequent transport links to Birmingham City Centre, this home is perfectly suited for families, professionals, and investors seeking space and practicality.

#### **Front Lounge**

15'7" x 11'13"

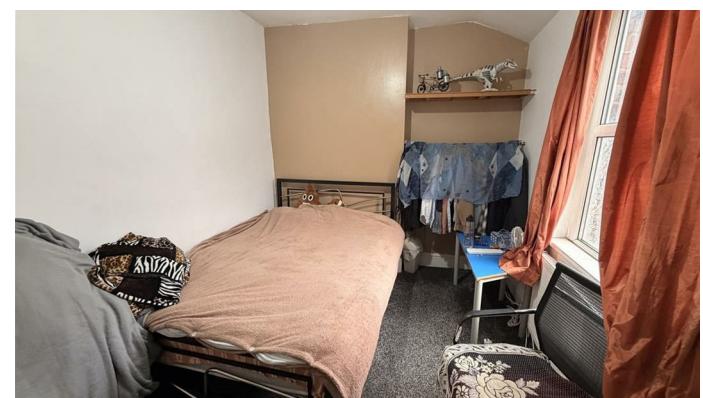
A bright, inviting reception room with a large front-facing window. Ideal as a main living space with ample room for comfortable seating and entertainment.



#### **Rear Lounge**

11'8" x 14'5"

A versatile second reception area overlooking the rear of the property, perfect for use as a dining room, family room, or multi-purpose space.



#### **Kitchen**

8'5" x 12'5"

A well-sized kitchen offering good layout potential, with space for storage units, appliances, and modernisation to suit contemporary living.

#### **Bathroom**

6'7" x 7'8"

A functional bathroom with room for a full suite and additional storage options.

#### **Bedroom One**

10'6" x 17'3"

A spacious primary bedroom spanning the width of the property, providing ample space for wardrobes and additional furniture.

#### **Bedroom Two**

14'6" x 10'6"

A generous and bright double bedroom, perfect for guests, children, or a dedicated workspace.

#### **Bedroom Three**

12'5" x 8'5"

A well-proportioned third bedroom ideal for a single room, nursery, or study.

#### **Bedroom Four**

17'7" x 13'1"

A large converted loft room offering superb flexibility. Perfect as a master suite, teenager's room, guest suite, or creative studio.



#### **Pam Estates Ltd Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.