



9 Rutland Terrace Crabtree Road

Birmingham, B18 7JT

Offers Over £177,500



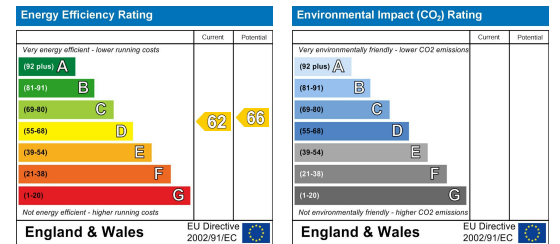
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

- SOLD WITH NO ONWARD CHAIN
- OFF THE ROAD PARKING
- BASEMENT
- FREEHOLD
- 2-BEDROOM HOUSE
- FRONT AND BACK GARDEN

LV PROPERTY is proud to present this beautifully modernised, 2-bedroom house located in Hockley, just on the outskirts of the prestigious Jewellery Quarter.

The ground floor benefits from a large fitted kitchen/diner with integrated appliances, basement, spacious lounge with feature fireplace with stairs leading up to a family bathroom and one double bedroom and a single bedroom. Front and rear gardens and off-road car parking.

Benefiting from brilliant transport links, including the M5 for access throughout the region, Birmingham Snow Hill train station and Birmingham New Street Station for regular services for all around the nation, and countless bus services, this house truly gives you quick and easy access to the wider city.

OPEN HOUSE VIEWING ON MONDAY 14TH MARCH 2022 AT 14:30

VIEWINGS STRICTLY VIA LV PROPERTY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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