



**49 Shelly Close, Birmingham, B37 5ER**

**Offers in the region of £165,000**



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Emma's Properties are delighted to present this three-bedroom home in a popular residential location, ideal for a first-time buyer or an investment opportunity.

The property offers a well-proportioned layout with a spacious lounge, fitted kitchen, three good-sized bedrooms, and a family bathroom. Externally, the home benefits from both front and rear gardens, with on-street parking available.

Located close to local schools, shops, and excellent transport links, this home provides great potential for someone looking to step onto the property ladder or expand their rental portfolio.

Key Features:

