

# emma's

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117 Larch Walk, Birmingham, B25 8QR

Offers in the region of £165,000



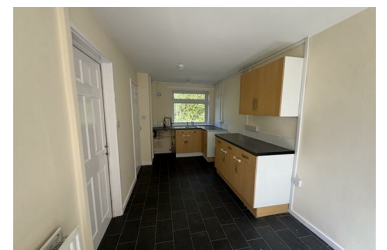
Emma's Properties are delighted to present this well-positioned two-bedroom property located on Larch Walk, Birmingham, B25 8QR.

This home offers a comfortable and practical layout, ideal for first-time buyers, small families, or investors. The property features a spacious living area, providing a great space to relax or entertain, along with a fitted kitchen offering ample storage, workspace and space for a dining table.

Upstairs, you will find two well-proportioned bedrooms, both benefitting from good natural light. The property also includes a family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a rear garden which is not low maintenance, offering plenty of scope for improvement or landscaping to suit individual tastes. To the rear, the garden has been partially stoned to create a useful off-road parking space.

The property is situated in a convenient residential location, close to local amenities, schools, and excellent transport links into Birmingham City Centre and



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