



## 20 Easthope Road

Birmingham, B33 9LH

Offers over £235,000



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HS Homes welcomes this two-bedroom terraced property, with a loft room that is split over two floors to market, located in the heart of Birmingham. Set in a quiet residential area, the home sits on an elevated plot with a private drive to the front, offering a peaceful and private setting ideal for families, first-time buyers, or landlords seeking a solid investment.

Upon entering the property through a small porch, you are welcomed into a generous lounge area complete with a feature fireplace, fire surround, and a large window overlooking the front aspect. The entrance hall also provides access to the first floor. To the rear of the lounge, you step into the modern double-width kitchen, which boasts a breakfast bar, ample cupboard space, and a window with views into the bright, fully glazed conservatory. This conservatory, ideal for relaxing or entertaining,

leads out to a well-maintained rear garden that is part lawned, part paved, and includes a shed and small storage area.

Upstairs on the first floor, you'll find two bedrooms and the family bathroom. Bedroom two is positioned at the front and features dual-aspect windows that flood the room with natural light, while bedroom three overlooks the rear garden. The bathroom includes a bath, WC, and sink, with a frosted window for added privacy. From the landing, stairs lead to the second floor where you'll find the main bedroom – a large loft conversion with a wide rear-facing window and integrated storage, making this a standout space within the home.



## Road Map



## Hybrid Map

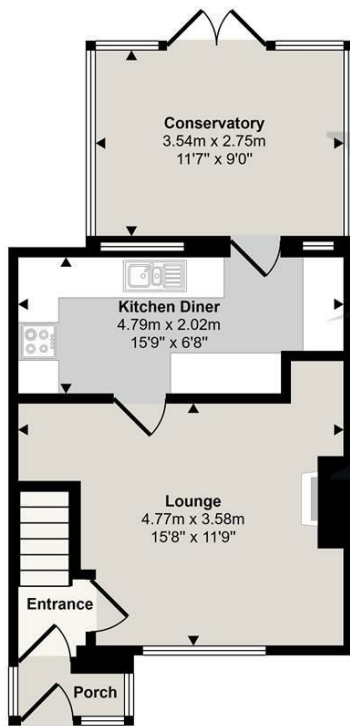


## Terrain Map



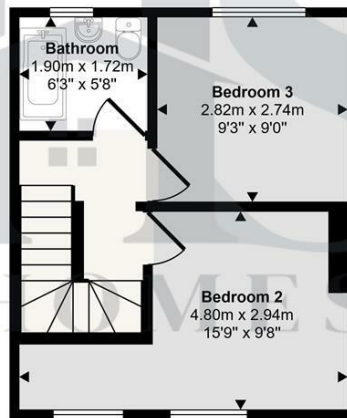
## Floor Plan

Approx Gross Internal Area  
86 sq m / 923 sq ft

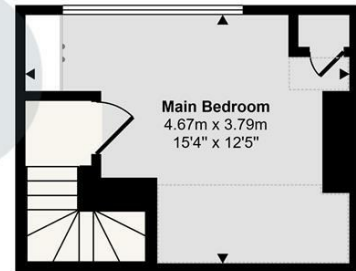


**Ground Floor**  
Approx 40 sq m / 430 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 28 sq m / 303 sq ft

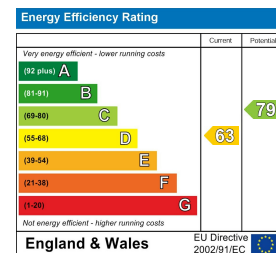


**Second Floor**  
Approx 18 sq m / 190 sq ft

## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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