

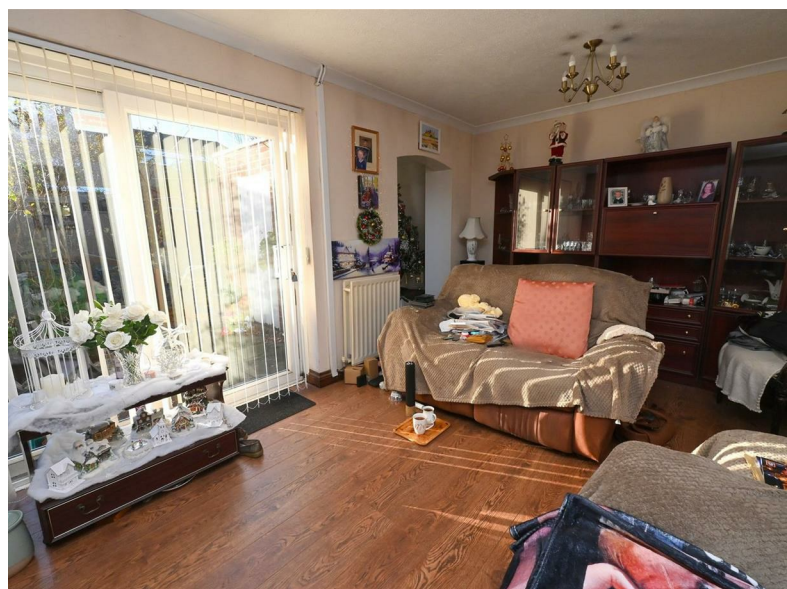
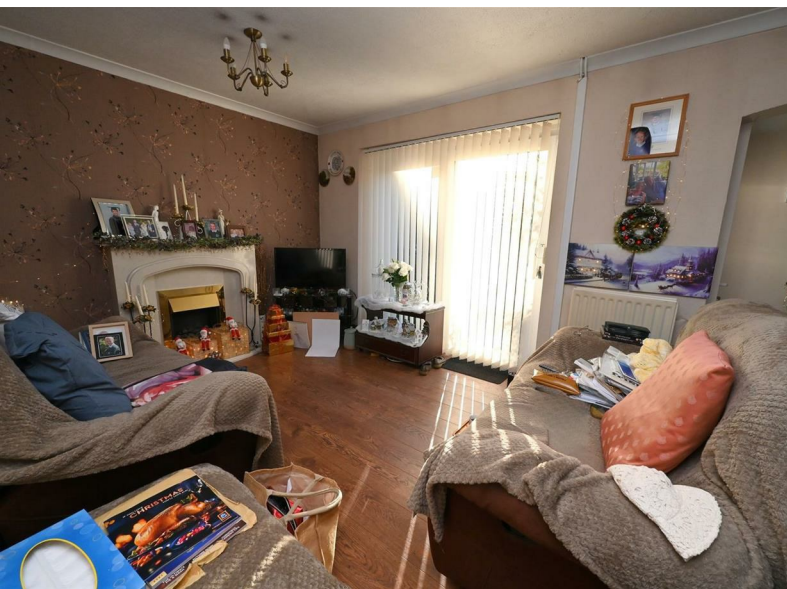
ENGLANDS



10 Bean Croft

Woodgate Valley, Birmingham, B32 3TG

£159,950





PROPERTY DESCRIPTION

An end townhouse in a cul de sac location. Gas central heating as specified, porch with store, reception hall, cloaks/WC, breakfast kitchen, living room, two bedrooms, store room/study, bathroom/WC with shower, and side and rear gardens. PLEASE NOTE: The property is non-standard construction, being a Wimpey No-Fines type. This type is not considered to be defective.

Bean Croft is conveniently situated just off Sommerfield Road in turn leading off Clapgate Lane. It is readily accessible to the Queen Elizabeth Medical Centre and University of Birmingham, shopping and other facilities at Northfield, Quinton and Harborne, as well as transport services leading through to comprehensive City Centre facilities.

The property itself is setback from the road behind a fore garden which is approached via a pedestrian walkway from the road.

An internal inspection is essential to fully appreciate the accommodation which comprises in more detail :





ON THE GROUND FLOOR

Entrance door leads into:

ENCLOSED PORCH

Having wooden style flooring, two built-in storage cupboards, one housing Vaillant boiler, ceiling light point and door leading into:

RECEPTION HALL

Having two ceiling light points, wooden style flooring, radiator, stairs rising to first floor accommodation.

CLOAKS/WC

Having tile effect vinyl flooring, tiling to walls, low flush WC, recessed ceiling spotlights and hand wash basin with mixer tap over and storage underneath.

BREAKFAST KITCHEN FRONT

4.62m max x 2.97m max (15'1" max x 9'8" max)
Having tiled flooring, a range of wall and base units with worktop over, 1 1/2 bowl sink drainer with mixer tap over, partial tiling to walls, two ceiling light points, radiator, gas hob with extractor fan over, double electric oven, UPVC double glazed window and plumbing and space for washing machine.

LIVING ROOM REAR

4.93m max x 3.04m max (16'2" max x 9'11" max)
Having wooden style flooring, two ceiling light points, electric fireplace with marble style surround and hearth, radiator, coving to ceiling, UPVC double glazed sliding patio doors and further door leading to garden.

ON THE FIRST FLOOR

LANDING

Having ceiling light point and loft hatch access.

BEDROOM ONE FRONT

3.74m max x 3.03m max (12'3" max x 9'11" max)
Having ceiling light point, two wall lights, UPVC double glazed window and radiator.

BEDROOM TWO REAR

4.02m max x 3.03m max (13'2" max x 9'11" max)
Having wooden style flooring, ceiling light point, radiator and UPVC double glazed window.

BATHROOM/WC

Having wooden style flooring, low flush WC, pedestal hand wash basin with mixer tap over, tiling to walls, towel rail, panelled bathtub with wall mounted shower, recessed ceiling spotlights, built in storage cupboard and UPVC double glazed obscured window.

STORE ROOM/STUDY

2.08m max x 1.83m max (6'9" max x 6'0" max)
Having ceiling light point and UPVC double glazed window.

OUTSIDE

SIDE AND REAR GARDENS

Having paved patio area, lawn, further paved patio area, gate to rear access and fence panels to three sides.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

Non-standard construction



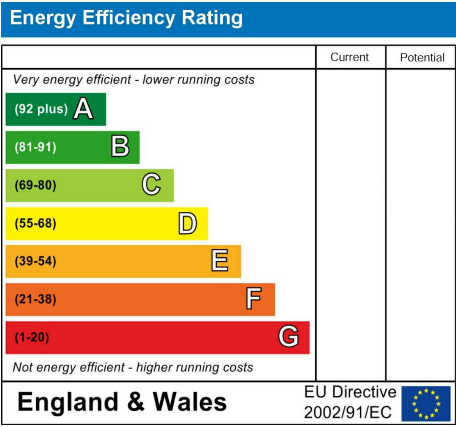
ENGLANDS



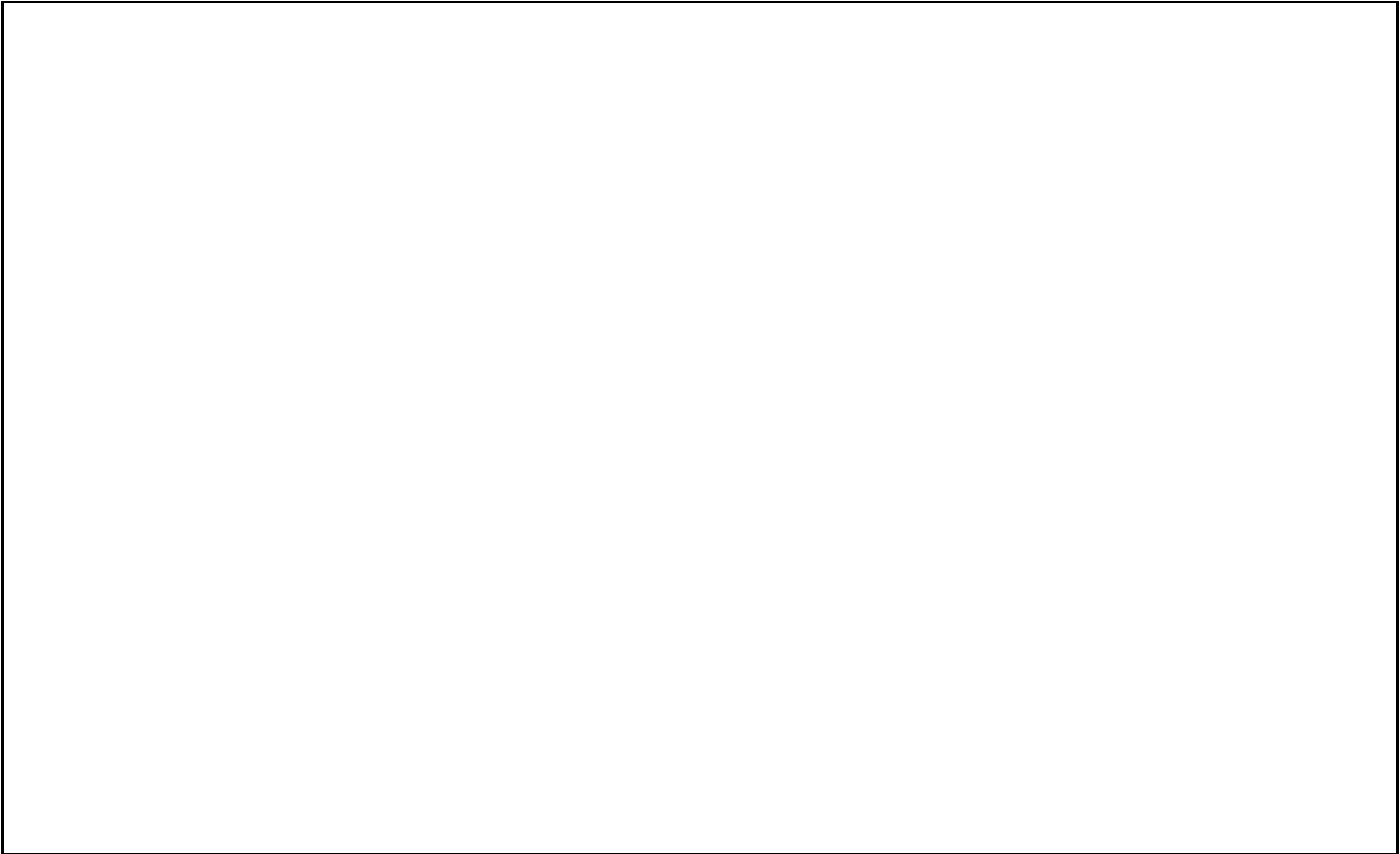
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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 firms employment has the authority to make or give any representation or warranty in respect of the property.