

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

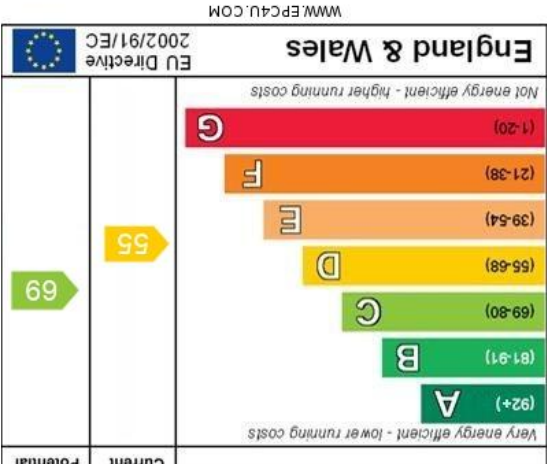
Total area: approx. 84.5 sq. metres (909.6 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A THREE BEDROOM SEMI DETACHED HOUSE IN SOUGHT AFTER CUL-DE-SAC LOCATION
- LIVING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS
- REAPPOINTED FAMILY BATHROOM
- DRIVEWAY AND GARAGE/GARDEN STORE



6 Birch Croft, Erdington, Birmingham, B24 0BP

£250,000



Property Description

POPULAR CUL-DE-SAC LOCATION - This three bedroom semi-detached house for sale, an ideal opportunity for first-time buyers or families seeking a residence with potential for personalisation. Although the property requires some modernising it has had been refurbished upstairs whilst the ground floor accommodation provides a canvas for those looking to tailor a home to their unique tastes and needs.

The accommodation briefly comprising to the ground floor: entrance porch and welcoming reception hallway, The house also features a spacious living room, providing a cosy area for family gatherings and relaxation. Adjacent, the open-plan kitchen includes a dining space, offering scope and potential to update. To the first floor are three good sized bedrooms, a re-appointed family shower room and separate wc,

Outside to the front the property is set back behind a fore garden and driveway giving access to the garage/store and to the rear an enclosed rear garden offers a perfect setting for outdoor enjoyment and summer barbecues.

Situated in a highly convenient location, the house benefits from being near public transport links, local amenities, and reputable schools. This property's potential, combined with its sought-after location, makes it an attractive prospect for any buyer looking to create their dream home. This is a house that, with some creative vision, could truly become a beautiful family home.

Outside to the front the property is set back from the road behind a lawned fore garden and block paved driveway giving access to the garage and gated access to the rear.

ENCLOSED PORCH Being approached by double glazed French doors, with matching side screens, tiled floor.

RECEPTION HALLWAY Being approached by a double glazed reception door with two double glazed windows to front, stair case leading off to first floor accommodation, useful under stairs storage, laminate flooring and glazed double doors leading through to living room.

LIVING ROOM 12'04" x 15'04" (3.76m x 4.67m) Having coving to ceiling, radiator, door leading through to kitchen and double glazed sliding patio doors leading to sun room.

SUN ROOM 8'02" x 6'01" (2.49m x 1.85m) Having windows to side and rear elevation and sliding door giving access to rear garden.

KITCHEN/BREAKFAST ROOM 16'09" x 7'11" max 6'10" min (5.11m x 2.41m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted gas hob with extractor hood above, built in electric cooker beneath, tiled floor, space for table and chairs, radiator, double glazed window to rear elevation, window to side and door giving access to side entry.

COVERED SIDE ENTRY INCORPORATING WC Having double glazed doors to front and rear, and further door through to WC, having low level WC.

FIRST FLOOR LANDING Being approached via a staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11'09" x 9'01" (3.58m x 2.77m) Having down lighting, radiator, useful built in over stairs storage cupboard and double glazed window to front elevation.

BEDROOM TWO 12'05" x 9'11" (3.78m x 3.02m) Having double glazed window to rear, radiator.

BEDROOM THREE 9'02" x 6'11" (2.79m x 2.11m) Having double glazed window to front, feature vertical designer radiator.

LUXURY REAPPOINTED FAMILY BATH ROOM Having a three piece suite, comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, part complementary tiling to walls, tiled floor, walk in double shower cubicle being fully tiled with fixed rain water shower over and shower attachment, ladder heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

SEPARATE WC Being reappointed with full tiling to walls and floor, low flush WC, double glazed opaque window to side.

OUTSIDE To the rear there is an enclosed garden laid mainly to lawn, fencing to perimeter and gated access to front.

GARAGE BEING PART CONVERTED 7'11" x 6'01" (2.41m x 1.85m) Having wall mounted gas central heating boiler, light and power and double metal opening doors to front.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely a availability for EE, O2 & Vodafone limited availability for Three and data likely availability for EE limited availability for Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format