

Allcroft Road,



Offers In The Region Of £295,000



# Allcroft Road,

- End-Terrace
- 3 Bedrooms
- Off-Road Parking
- Well Maintained
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: A

Nestled on Allcroft Road in Birmingham, this charming end-terrace house offers a delightful blend of character and modern living. Built in the 1930s, the property spans an impressive 1,231 square feet, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The impressive kitchen is a highlight of the home, designed to cater to all your culinary needs while offering a warm and inviting atmosphere.

The property boasts three well-proportioned bedrooms, ensuring that everyone has their own personal space. With two bathrooms, morning routines will be a breeze, making this home both practical and convenient for busy households.

Outside, the property features off-road parking for two vehicles, a valuable asset in this bustling area. The combination of its prime location and thoughtful layout makes this house an ideal choice for those looking to settle in a vibrant community.

In summary, this end-terrace house on Allcroft Road is a wonderful opportunity for anyone seeking a blend of historical charm and modern amenities in Birmingham. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers.

## Reception

4.61m x 4.21m (15'1" x 13'10")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

## Lounge

5.13m x 5.23m (16'10" x 17'2")

Double glazed Velux window, double glazed door to rear, carpet flooring, chimney breast, ceiling light, skirting, wall mounted radiator

## Kitchen

3.44m x 5.23m (11'3" x 17'2")

Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, integrated kitchen island

## Shower Room

1.73m x 1.98m (5'8" x 6'6")

Privacy double glazed window to rear, tile flooring, wall tiles, walk in shower, pedestal sink with mixer tap, heated towel rail

## Bedroom 1

3.52m x 2.68m (11'7" x 8'10")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

## Bedroom 2

4.04m x 2.90m (13'3" x 9'6")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

## Bedroom 3

2.88m x 2.23m (9'5" x 7'4")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

## Bathroom

2.54m x 2.45m (8'4" x 8'0")

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with separate taps, shower unit over bath, wash basin with mixer tap, heated towel rail, extractor fan

## Garden

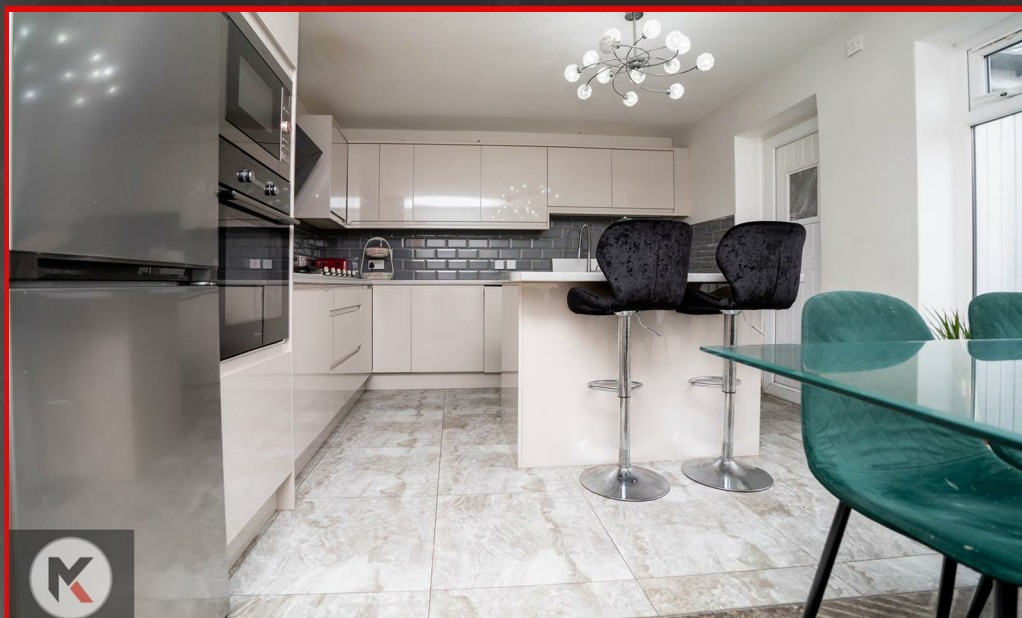
Spacious garden, garden slabs, privacy from rear. Fence panels to boundaries, laid lawn, patio area

## Directions





Allcroft Road,





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Allcroft Road,

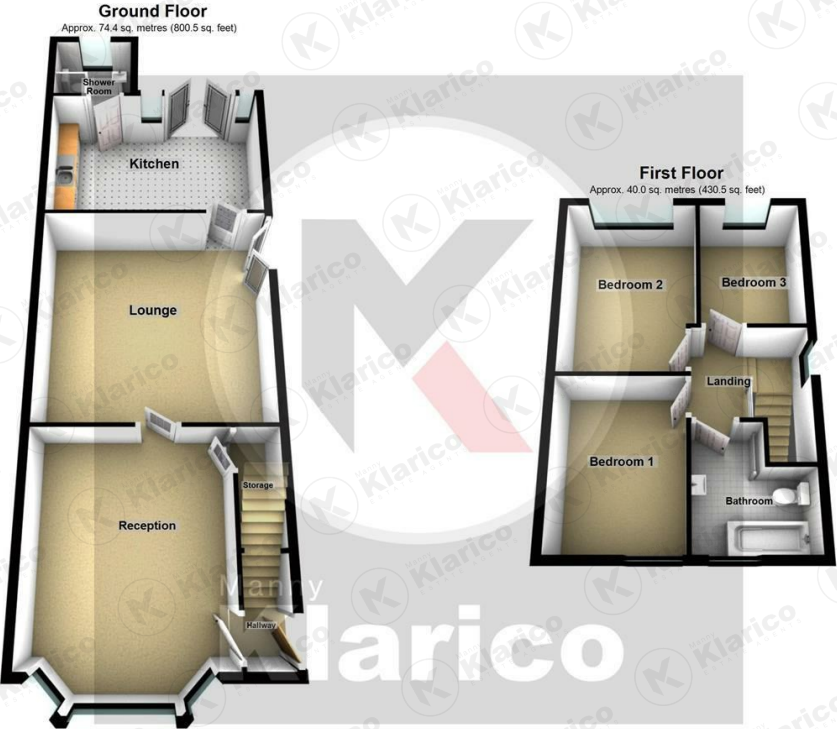




Allcroft Road,



Manny  
**Klarico**  
ESTATE AGENTS



This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, furniture, etc. have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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