

# Horton & Senate



## 4 Eves Croft, Birmingham, B32 3QL

£284,950

- NO CHAIN
- Three Bedrooms
- Garage
- Through Lounge
- Private Garden
- Off Road Parking

## 4 Eves Croft, Birmingham B32 3QL

This is a well presented three bedroom semi detached property situated in a popular location. It comprises of a through lounge-diner, kitchen, garage, three good size bedrooms and a shower room.

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1

2

Council Tax Band: C



#### Approach

The property is approached via a large driveway providing off-road parking for multiple cars. There is access to the porch and a door to the garage.

#### Ground floor

##### Hall

The entrance hall has stairs leading to the first floor landing, a central heating radiator, a cupboard under the stairs and doors to the ground floor rooms

##### Lounge/diner

This through lounge provides a perfect living and dining space. There is a double glazed window to the front, a central heating radiator, double glazed sliding patio doors to the rear and a door to the kitchen.

##### Kitchen

There is a range of wall and floor base units with work surface over incorporating an inset sink and an integrated oven and hob. There is a double glazed window to the rear and a door leading to the utility.

##### Utility

A useful room with plumbing for a washing machine, a door leading to the rear garden, ample storage and a door leading to the garage

#### First floor

##### Landing

There is a double glazed window, doors leading to first floor rooms and a storage cupboard

##### Bedroom one

A double bedroom with a double glazed window to the front, a central heating radiator and room for storage.

##### Bedroom two

Another double bedroom with a double glazed window to the rear, a central heating radiator and space for storage

##### Bedroom three

A large single bedroom with a double glazed window to the rear and built-in wardrobes

##### Shower room

The suite comprises of a corner shower, sink and a WC. There is a heated towel rail and obscure double glazed window to the front.

#### Outside

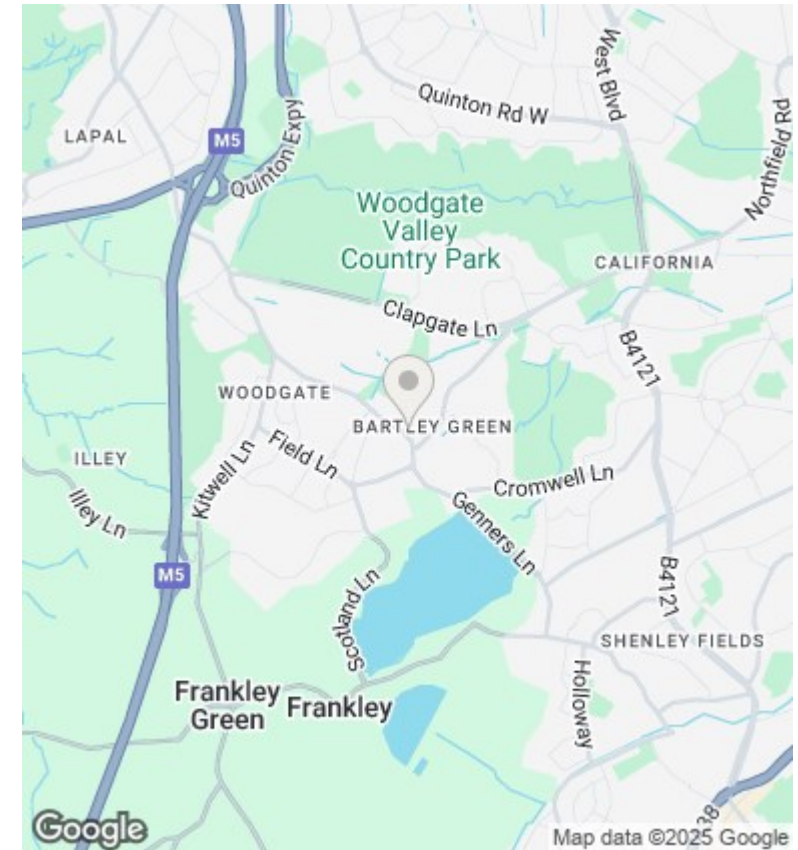
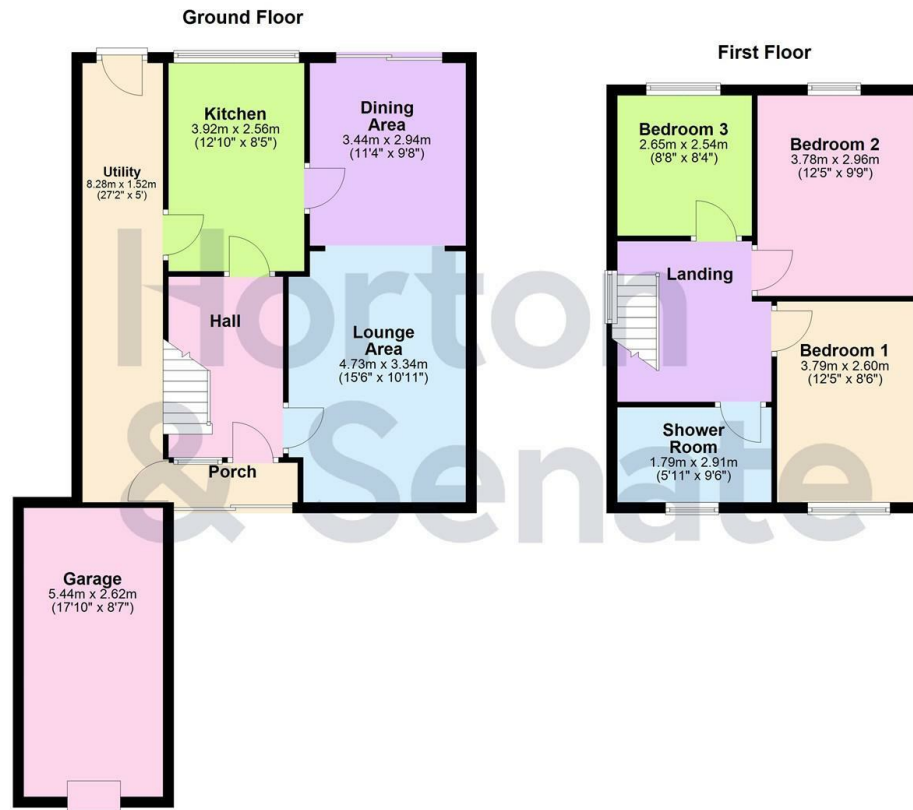
##### Rear garden

This charming rear garden has a large slatted patio area ideal for entertaining, leading to a lawn which has mature shrubs and bushes to the boundaries and it is not overlooked.









## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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