

Horton & Senate



4 Eves Croft, Birmingham, B32 3QL

£274,950

- 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

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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.

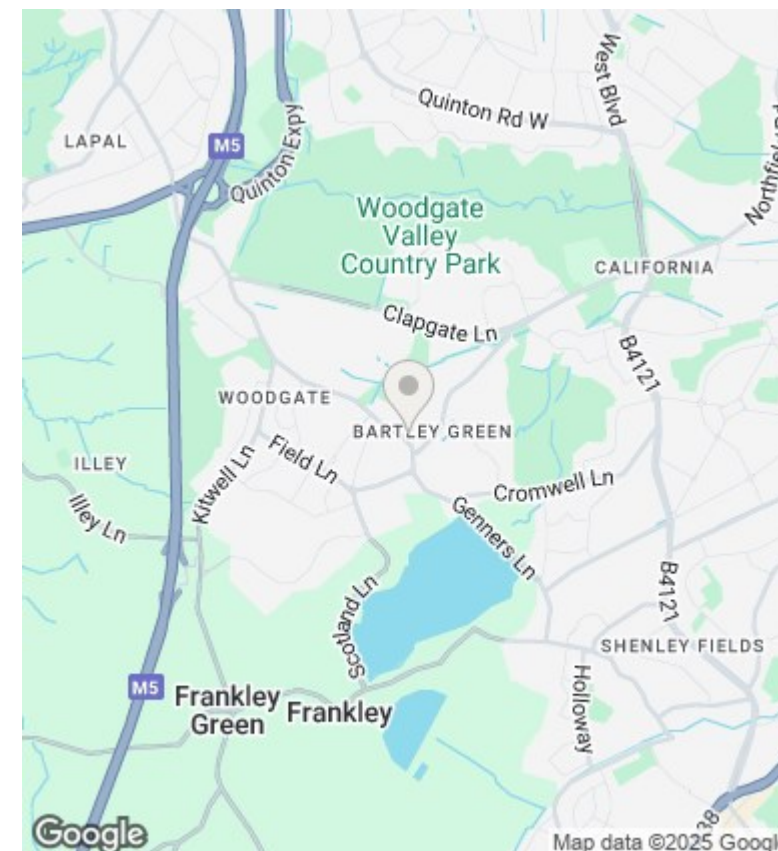
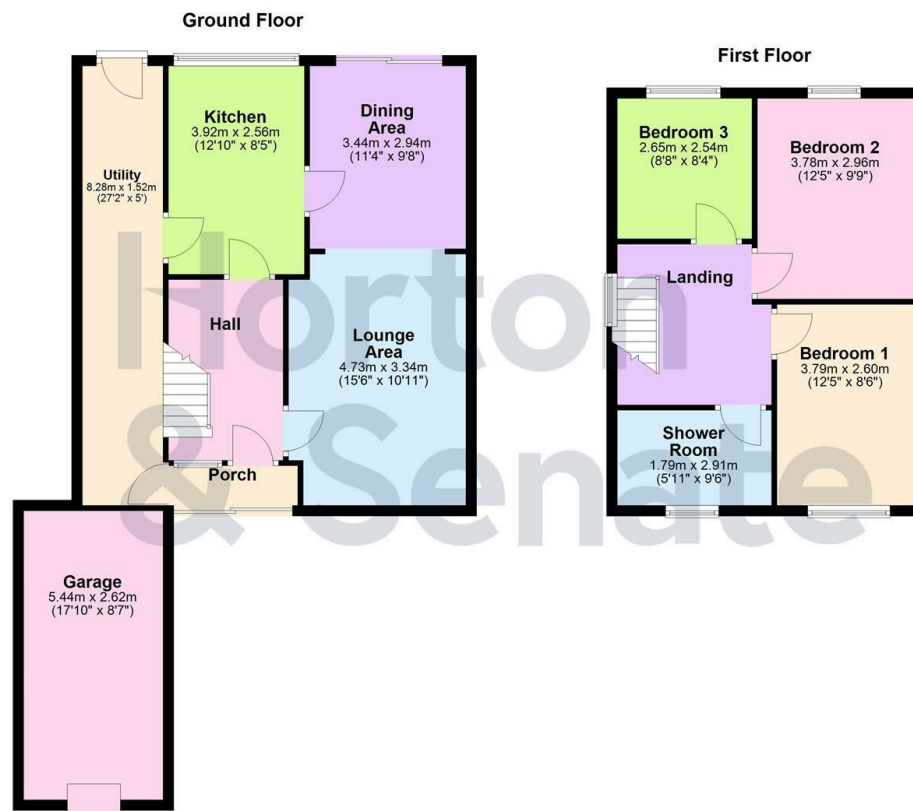
Outside

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC