

# edwards & gray



**16 Broomcroft Road, Kingshurst,  
Birmingham, B37 6HE  
Offers in the Region of £190,000**



**Edwards and Gray Estate Agents** are proud to offer for sale this spacious four bedroom terrace home in a popular location! Being within easy reach of motorway networks, popular schooling and amenities.

Accommodation in brief comprises, reception porch, reception hallway, guest w.c., two reception rooms, re-fitted breakfast/kitchen, large conservatory, four good size bedrooms and re-fitted family bathroom. Outside is a well kept; sizeable southerly facing garden and driveway to the fore.

### **Approach**

Approached via a block paved driveway with accommodation for two average size vehicles with door giving access to the-

### **Porch**

Being fully double glazed, laminate effect flooring, door giving access to the kitchen and to the-

### **Reception Hall**

Having a radiator, stairs rising to the first floor and doors giving access to the-

### **Guest W.C**

Having an obscure double glazed window to the fore, laminate effect flooring, suite comprising w.c. and wash hand basin.

### **Lounge 16ft3X9ft4**

Having laminate effect flooring, double glazed window to the rear, radiator, coving to the ceiling and opening on to the-

### **Dining Room 10ft3x10ft6**

Having a double glazed window to the front, laminate effect flooring and a radiator.

### **Breakfast/Kitchen 21ft6X8ft8**

Having a door giving access to the front and door giving access to the conservatory, double glazed window to the rear, tiling to the floor, range of modern high gloss; re-fitted wall, drawer and base units with contrasting surfaces over, sink unit with side drainer and mixer taps over, cupboard housing boiler, space for a 'Range' style cooker with canopied extractor and light over, space and plumbing for a washing machine, space for a fridge/freezer and feature kick board lighting.

### **Conservatory 20ft5X13ft**

Being fully double glazed with poly carbonate roof, two radiators, laminate effect flooring and doors giving access to the rear garden.





Stairs are accessed from the hallway leading to the first floor:

### **Landing**

Having loft access, radiator and doors giving access to the-

### **Bedroom One 12ft2X10ft5**

Having a double glazed window to the front, mirror fronted sliding wardrobes and a radiator.

### **Bedroom Two 11ft8X11ft3**

Having a double glazed window to the front, radiator and laminate effect flooring.

### **Bedroom Three 11ft7X8ft9**

Having a double glazed window to the rear and a radiator.

### **Bedroom Four 9ft4X7ft4**

Having a double glazed window to the rear and a radiator.

### **Bathroom**

Having an obscure double glazed window to the rear, tiling to the floor and to the walls, ladder style heated towel rail, re-fitted suite comprising walk in over size shower cubicle with shower over, wash hand basin, w.c. and ceiling spot lights.

### **Rear Garden**

A good size southerly rear garden being mainly laid to lawn with raised decked terrace to the rear and shaped borders.

### **Tenure**

The property is understood to be Freehold, interested parties should seek clarification from a solicitor before agreeing to a sale.



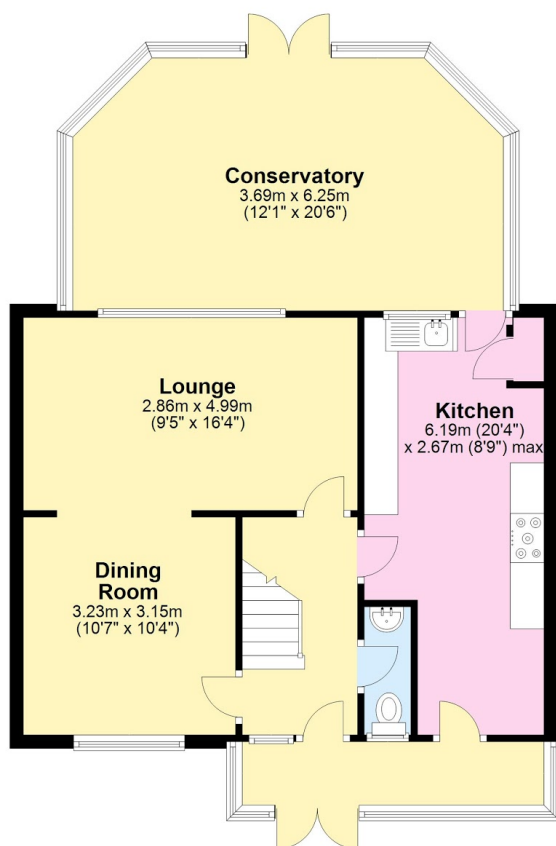






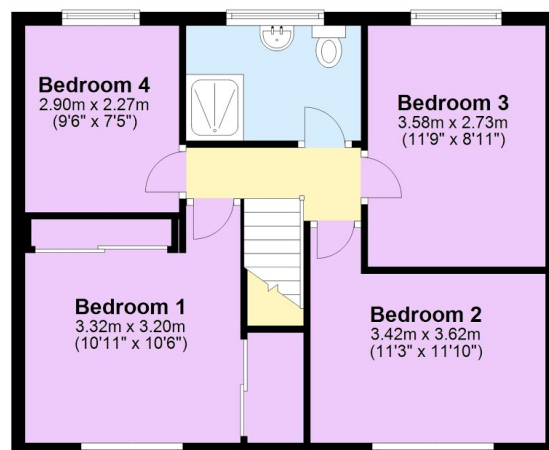
### Ground Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



### First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

Whilst every effort has been taken to ensure that the details in this brochure are accurate and correct, all interested parties should satisfy themselves by inspection or otherwise as to the accuracy of the description and the floor plan shown. Any fixtures and fittings listed must be assumed as not included in the sale unless specified. We have not tested any appliances or services and cannot guarantee they will be in working order.

Edwards and Gray Estate Agents  
Fort Dunlop, Fort Parkway, Birmingham, B24 9FE

Tel: 0121 368 1538  
Email: [hello@edwardsandgray.co.uk](mailto:hello@edwardsandgray.co.uk)  
Visit: [www.edwardsandgray.co.uk](http://www.edwardsandgray.co.uk)