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**35 Barnsdale Crescent  
Northfield  
Birmingham  
B31 1TD**

**Offers in region of  
£170,000**

**Mid-Terrace Property  
Two Bedrooms  
Lounge  
Kitchen  
Gas Central Heating  
Double Glazing  
Rear Garden  
No Chain  
FREEHOLD**

**Two Bedroom Mid-Terrace Property situated in a convenient and well-connected location in Northfield close to all amenities. Ideal purchase for first time buyers and investors.**

The accommodation briefly comprises, Entrance Porch, Kitchen, Lounge, Two Double Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Rear Garden, No Chain. FREEHOLD.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



**Approached via Wrought Iron fence gated driveway. Double Glazed Porch Entrance leads into.**

**LOUNGE**  
**11'5" min 13'05" max into Bay x 15'10"**  
**3.47m min 4.08m max into Bay**  
**x 4.82m**

Double Glazed Bay Window to front elevation, Gas central heating radiator, Wooden Fire Surround to Fireplace, storage cupboard housing electric and gas metres. Door to.

**KITCHEN**  
**12'08" x 7'10" 3.86m x 2.38m**

Double Glazed Window and door to rear elevation. Wall, Base and Drawer units, Stainless Steel sink unit with mixer tap, tiled splashbacks. Integrated Gas Hob, Electric Oven with extractor fan, space for washing machine, dryer and fridge/freezer. Stairs leading to first floor.

**BEDROOM ONE**  
**12'07" x 8'04" 3.83m x 2.54m**

Double Glazed window to rear elevation, Gas central heating radiator, small Integrated wall cupboard.

**BEDROOM TWO**  
**10'11" x 7'11" 3.32m x 2.41m**

Double Glazed window to front elevation, Gas central heating radiator.

**BATHROOM**  
**7'05" x 7'11" 2.26m x 2.41m**

Corner bath with electric shower over, pedestal wash basin with taps, W.C, Double Glazed window to front elevation.

**REAR GARDEN**

Slabbed Patio Area, Fully enclosed with fencing laid to lawn.

**EPC Rating – D**  
**Council Tax Band – A**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.