



**Kenrick Croft, Birmingham, B35 7DJ**  
Birmingham

Offers Over  
**£170,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

The accommodation briefly comprises an entrance hallway, lounge, kitchen/diner with access to the rear garden. To the first floor are three bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a small, enclosed rear garden and ample parking available to the side of the property or to the rear.

This home is well suited to first-time buyers or investors alike.

**Key Information:**

Council Tax Band: A

EPC Rating: D

Tenure: Freehold

**Agent Notes:**

The buyer is required to pay a fee of 2% (£3400) inclusive of VAT upon acceptance of an offer. Our aim is to complete within 56 days, though we can be flexible subject to progress.

All searches and legal documents are provided upfront. Should you wish to review these, please contact a member of staff who will provide access to the documentation.





