

for sale

offers over **£425,000** Freehold



## Birchwood Crescent Birmingham B12 8BN

A four bedroom mid terrace period property located on Birchwood Crescent opposite Balsall Heath Park, located on the border of Moseley and Balsall Heath it is well situated for local amenities such as shops and schools and offers good transport links to Birmingham City Centre and surrounding areas.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes





# Property Details

## Entrance Porch

Wall mounted electric meter and door to hall way.

## Entrance Hall

Central heating radiator and stairs to first floor.

## Lounge

13' 4" into bay x 11' 4" ( 4.06m into bay x 3.45m )  
Double glazed bay window to front, central heating radiator, wall mounted sink with storage cupboard below.

## Dining Room

13' 4" Max x 13' 3" Max ( 4.06m Max x 4.04m Max )  
Double glazed window to rear, central heating radiator and door to storage cupboard under the stairs.

## Kitchen

14' 4" x 5' 7" Max ( 4.37m x 1.70m Max )  
Double glazed window to side, double glazed door to garden, door to downstairs shower room, wall and base units with roll top work surface over, stainless steel single drainer sink unit with mixer tap, integrated electric oven with inset gas hob, tiled splashback and extractor over, space and plumbing for washing machine, space for fridge freezer and wall mounted boiler.

## Downstairs Shower Room

Double glazed obscure window to side, central heating radiator, shower cubicle, wall mounted sink with low flush W.C and fully tiled with extractor fan.

## Landing

Central heating radiator and stairs to second floor.

## Bedroom One

14' 4" x 11' 4" ( 4.37m x 3.45m )  
Double glazed window to front, central heating radiator with views over the park.

## Bedroom Four

Double glazed window to rear and central heating radiator

## Bathroom

Double glazed obscure window to rear, bath with mains shower over, wall mounted sink with vanity storage below, low flush W.C, fully tiled, door to storage cupboard, wall mounted extractor fan and wall mounted hand towel rail.

## Second Floor Landing

Doors to bedrooms Two and Three

## Bedroom Two

14' 2" x 10' 9" into wardrobes ( 4.32m x 3.28m into wardrobes )  
Double glazed dormer, central heating radiator and built in wardrobes.

## Bedroom Three

12' 4" x 8' 1" ( 3.76m x 2.46m )  
Double glazed window to rear and central heating radiator

## Shower Room

Double glazed obscure window to rear, shower cubicle with wall mounted electric shower, wall mounted sink with storage vanity unit below, low flush W.C, wall mounted hand towel rail and fully tiled.

## Rear Garden

Paved with shed to the rear, pedestal wash hand basin and separate wall mounted tap, side gated access.





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KTH309111 - 0007

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)