



Connells

The Croftway
Birmingham



Property Description

In need of a little TLC, this spacious three bedroom home offers everything the average family shall ever need making it the perfect opportunity for a first time buyer or first time investor to purchase something and make it their own whilst also gaining some capital growth. Investors could potentially expect to achieve approx £1200pcm in rental income giving you a total annual rental income of £14,400.

Being positioned at the heart of a desirable residential estate, any buyer shall not need or want as far as amenities or schools go. High schools within close proximity are Dorrington Academy & Hamstead Hall Academy, and Primary Schools within close proximity are Hamstead Infants & Junior Primary Schools & St Marks Catholic Primary School. Families with Pets and active families will find outdoor spaces such as Hamstead Playing Fields & Perry Hall Park, all of which are within easy reach, along with Hamstead Train Station providing access into Birmingham City Centre in less than 20mins.

The house itself briefly comprises of an entrance hall, lounge, conservatory / dining room, utility room, fitted kitchen with some integral appliances, first floor landing, three good sized bedrooms, family bathroom, central heating, garage & driveway and both front & rear gardens.



Entrance Hall

Main front door leading into the property from the front garden, radiator, stairs rising to the first floor and doors leading into the lounge & kitchen.

Lounge

16' max x 12' 11" max (4.88m max x 3.94m max)

2 x windows to rear, Patio doors leading into the conservatory, radiator, TV point, wall lights, electric fire & surround and a door leading into the entrance hall.

Conservatory / Dining Room

15' 7" x 7' (4.75m x 2.13m)

Brick & Timber built with 3/4 heights windows to the rear, Patio doors leading into the lounge and a door leading into the utility room.

Kitchen

10' 10" x 6' 3" (3.30m x 1.91m)

A range of wall & base units with work surfaces over, window to the front, integral electric oven & hob with extractor fan, space & plumbing for a washing machine, stainless steel sink & drainer with mixer tap over and a door leading into the entrance hall.

Utility Room

7' 3" x 6' 3" (2.21m x 1.91m)

Solid wood door leading out to the rear garden, doors leading into the conservatory and garage, Polycarbon roof.

First Floor Landing

Window to the front, door leading into all bedrooms and the family bathroom stairs leading down into the entrance hall.

Master Bedroom

10' 10" x 10' 10" recess (3.30m x 3.30m recess)

Window to the rear, radiator and fitted wardrobes.

Bedroom Two

11' 10" max x 10' 11" max (3.61m max x 3.33m max)

Window to the rear and a radiator.

Bedroom Three

9' 11" max x 9' 10" (3.02m max x 3.00m)

Window to the front and a radiator.

Family Bathroom

Obscure window to the front, low level wc, wash hand basin with taps, fitted panel bath with taps and an electric shower over.

Garage

19' x 6' 8" (5.79m x 2.03m)

Bi-Folding doors to the front, storage cupboard and a door leading into the utility room.

Rear Garden

Patio area providing access into the house via the utility room, which opens up to a large lawn. To the boundaries is a range of panel fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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