



**Camrose Croft, Buckland End Birmingham B34 6TP**

**welcome to**

## **Camrose Croft, Buckland End Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* MUST VIEW \*\*\* THREE BEDROOMS \*\*\* TERRACED HOUSE \*\*\* KITCHEN DINER \*\*\* LOUNGE \*\*\* GARDEN \*\*\* BATHROOM  
\*\*\* DOWNSTAIRS WC \*\*\* NO CHAIN \*\*\* FREEHOLD \*\*\* GREAT TRANSPORT LINKS AND LOCAL AMENITIES \*\*\* PERFECT FOR A FIRST TIME BUYER  
FAMILY OR INVESTOR \*\*\*

### **Approach**

Driveway with spotlights under canopy over front entrance door.

### **Entrance Porch**

Double glazed door to entrance hall, spotlights to ceiling and radiator.

### **Entrance Hall**

Double glazed door and radiator.

### **Lounge**

17' 6" x 10' 4" ( 5.33m x 3.15m )

Double glazed window to front and sliding doors to garden, ceiling light point and radiator.

### **Kitchen**

11' 11" x 15' 6" ( 3.63m x 4.72m )

Double glazed french doors to garden, wall, base and drawer units, work surfaces, sink and drainer, space for white goods and two ceiling light points.

### **Landing**

Double glazed window, ceiling light point, loft access and doors to: -

### **Bedroom One**

11' 6" x 9' 6" ( 3.51m x 2.90m )

Double glazed window, built-in wardrobe, ceiling light point and radiator.

### **Bedroom Two**

6' 9" x 11' 7" ( 2.06m x 3.53m )

Double glazed window, ceiling light point, radiator and storage cupboard.

### **Bedroom Three**

7' 8" x 14' 3" ( 2.34m x 4.34m )

Double glazed window, ceiling light point, radiator

and storage cupboard.

### **Bathroom**

Double glazed window, bath with shower over, pedestal hand wash basin, low level wc, towel rail radiator and ceiling light point.

### **Downstairs W C**

Double glazed window, low level wc, ceiling light point and radiator.

### **Rear Garden**

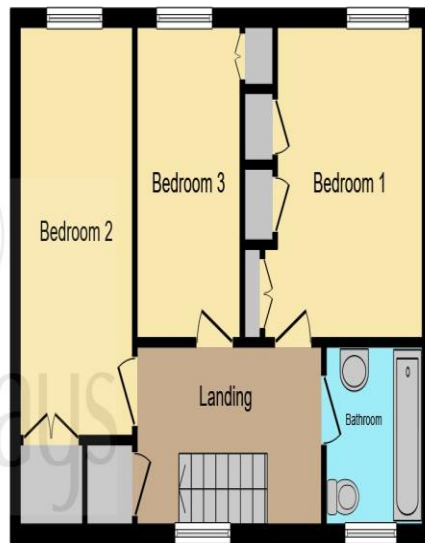
Laid to lawn with patio, brick built shed and rear access.

### **Agent Note**

Council Tax Band: B

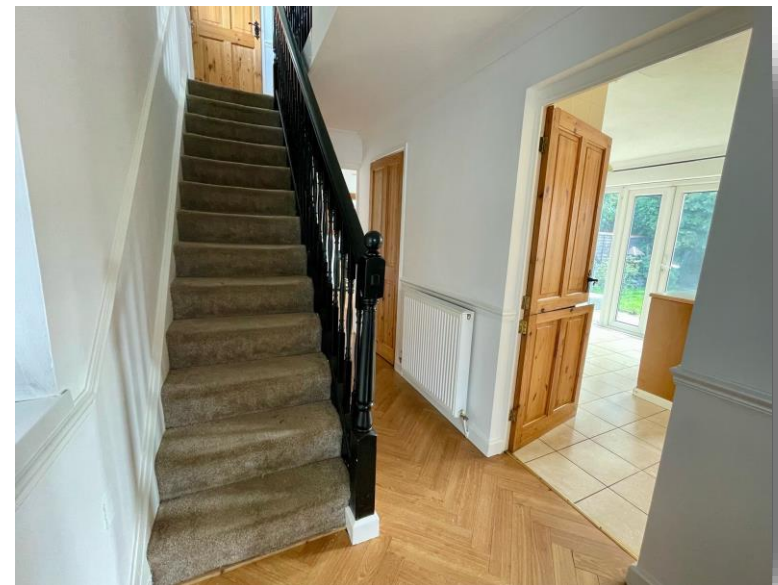


**Ground Floor**



**First Floor**

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.



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- THREE BEDROOMS
- KITCHEN DINER
- UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- LOUNGE

Tenure: Freehold EPC Rating: D

offers in the region of

**£195,000**



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