



Squires Croft, Sutton Coldfield B76 2RY

welcome to

Squires Croft, Sutton Coldfield

*** DO NOT MISS OUT *** DETACHED *** IMMACULATE CONDITION *** THREE BEDROOMS *** LOUNGE DINER *** BRAND NEW KITCHEN *** DOWNSTAIRS WC *** TANDEM GARAGE *** LARGE DRIVEWAY *** FREEHOLD *** POPULAR RESIDENTIAL LOCATION *** CALL SHIPWAYS ON 0121 747 4722 ***

Agent Note

The Council Tax Band is D.

Approach

Block paved driveway.

Entrance Hall

Double glazed window to front, one radiator and doors to:-

Downstairs Wc

Low level toilet, vanity sink, one radiator and a ceiling light point.

Lounge

18' 1" x 12' 4" max (5.51m x 3.76m max)

Double glazed window to rear, two ceiling light points, one radiator and double glazed sliding doors to garden.

Kitchen

10' 7" x 8' (3.23m x 2.44m)

Wall and base units, sink and drainer, breakfast bar, built in dishwasher, oven, hob, fridge and extractor fan, ceiling light point and door to garage.

Landing

Double glazed window to side, ceiling light point and loft access.

Bedroom One

10' 9" x 10' 2" (3.28m x 3.10m)

Double glazed window to side, ceiling light point and one radiator.

Bedroom Two

11' 4" x 7' 8" (3.45m x 2.34m)

Double glazed window to front, ceiling light point and one radiator.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

Double glazed window to rear, one radiator and a ceiling light point.

Bathroom

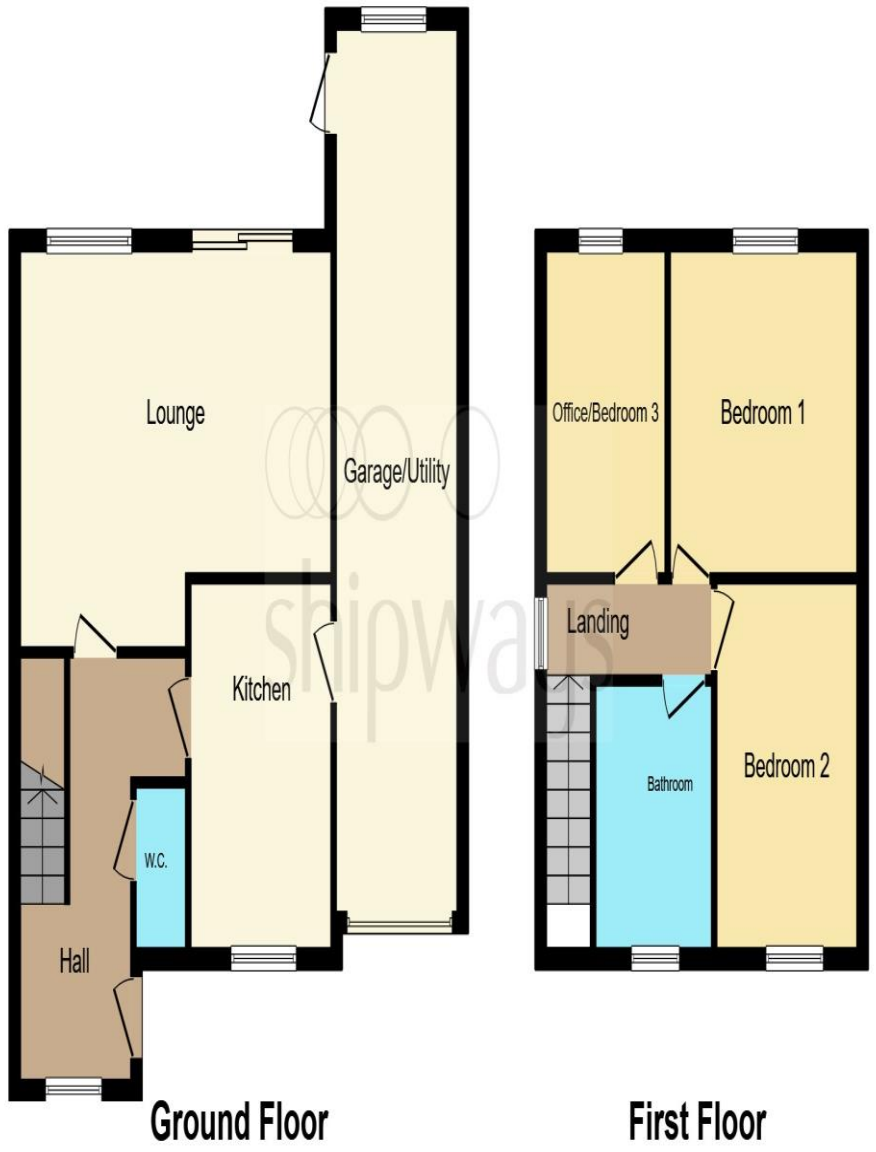
Shower cubicle, bath, vanity sink and toilet, towel rail radiator, obscure double glazed window to front and spotlights.

Garage

Double glazed window to rear, plumbing for washing machine, ceiling light point and door to garden.

Rear Garden

Patio and lawn.



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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Squires Croft,
Sutton Coldfield

- DETACHED
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D

£362,500



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Property Ref:
CAB110355 - 0003

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