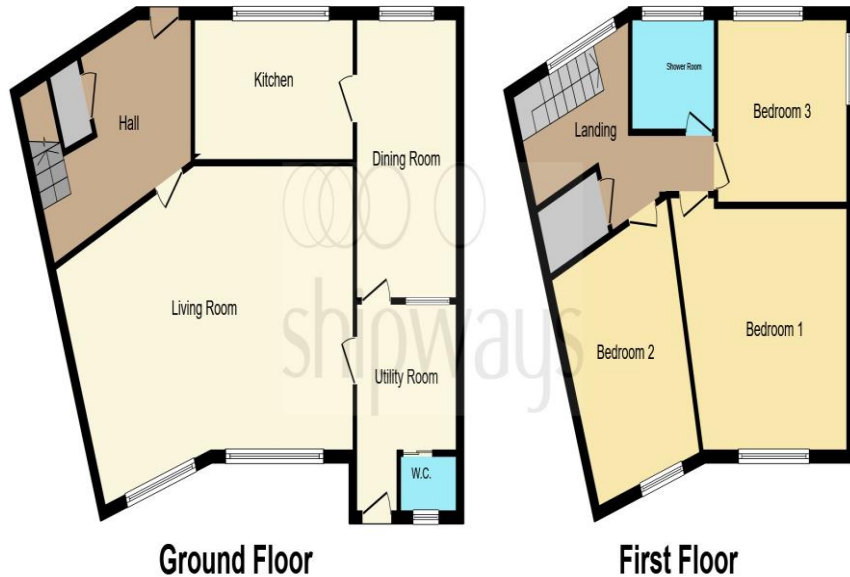




Wellcroft Road, Birmingham B34 6PA



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

welcome to Wellcroft Road, Birmingham

- CORNER PLOT WITH POTENTIAL FOR FURTHER EXTENSION
- TWO RECEPTION ROOMS
- RE FITTED KITCHEN
- Separate UTILITY WITH DOWNSTAIRS TOILET

Tenure: Freehold
EPC Rating: C

offers in the region of **£260,000**



Agent Note Approach Entrance Hall Lounge

12' 1" min extending to 23' " max x 10' 6" min (3.68m min extending to 7.01m max x 3.20m min)

Kitchen
13' 9" x 7' (4.19m x 2.13m)

Dining Room
14' 8" x 8' 6" (4.47m x 2.59m)

Utility

8' 5" max x 8' 11" max (2.57m max x 2.72m max)

Wc

Landing

Bedroom One
11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom Two
14' 8" x 10' 9" (4.47m x 3.28m)

Bedroom Three
9' 5" x 6' (2.87m x 1.83m)

Shower Room

**Rear Garden
Garage**
29' 8" x 8' 4" (9.04m x 2.54m)

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Property Ref:
CAB110826 - 0007

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