



**Austin Croft, Birmingham B36 9JJ**

**welcome to**

## **Austin Croft, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* WELL PRESENTED \*\*\* THREE BEDROOMS \*\*\* MID TERRACE \*\*\* KITCHEN DINER \*\*\* LOUNGE \*\*\*  
DOWNSTAIRS WC \*\*\* FRONT AND REAR GARDEN \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* FREEHOLD \*\*\* CALL  
SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band A.

### **Entrance Porch**

Door to hall, meter cupboard and storage cupboard.

### **Entrance Hall**

Door to wc and kitchen, stairs to first floor, radiator and two ceiling lightpoint.

### **Wc**

Low level wc, sink and ceiling lightpoint.

### **Lounge**

12' x 15' 1" ( 3.66m x 4.60m )

Double glazed french doors to garden, radiator and two ceiling lightpoint.

### **Kitchen**

16' x 9' ( 4.88m x 2.74m )

Double glazed window to front, wall and base units, roll top work surfaces, steel sink and drainer, built in oven, hob and extractor, space for appliances, double doors to lounge, radiator and two ceiling lightpoints.

### **Landing**

Loft hatch, storage cupboard and ceiling lightpoint.

### **Bedroom One**

13' x 9' ( 3.96m x 2.74m )

Double glazed window to front, storage, radiator and ceiling lightpoint.

### **Bedroom Two**

8' x 12' ( 2.44m x 3.66m )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bedroom Three**

9' x 6' 1" ( 2.74m x 1.85m )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bathroom**

Obscure double glazed window to front, shower over bath, low level wc, pedestal sink, boiler cupboard, radiator and ceiling lightpoint.

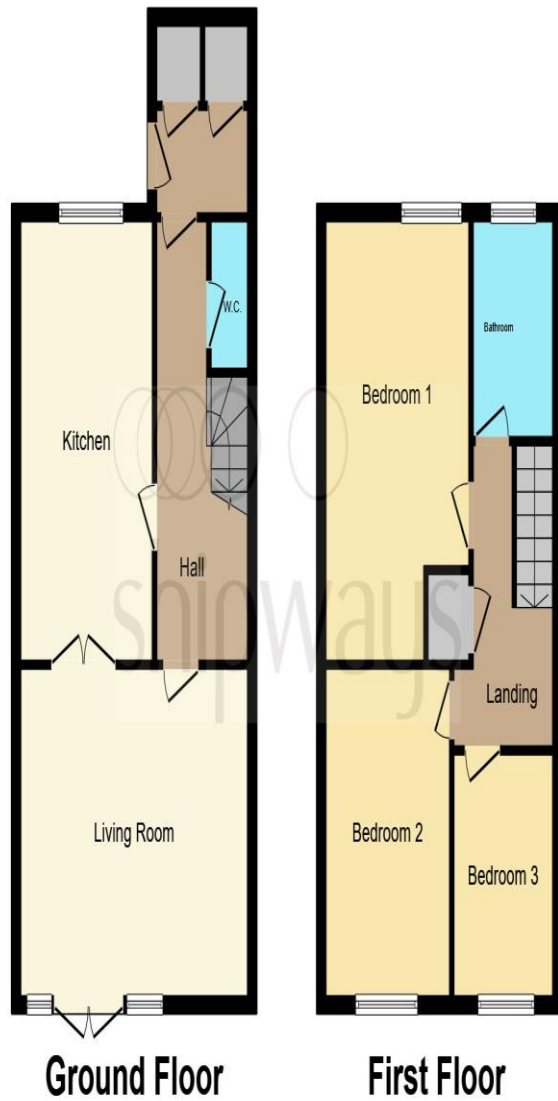
### **Loft Space**

Pull down ladder, storage, fully boarded, carpet and lightpoint.

### **Rear Garden**

Patio, lawn and shed.





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](http://www.focalagent.com)



**welcome to**  
**Austin Croft,**  
**Birmingham**

- MID TERRACE
- THREE BEDROOMS
- KITCHEN DINER
- LOUNGE
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

offers over  
**£160,000**



**view this property online** [shipways.co.uk/Property/CAB111301](http://shipways.co.uk/Property/CAB111301)



Property Ref:  
CAB111301 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



**[shipways.co.uk](http://shipways.co.uk)**