



**Valencia Croft, Birmingham B35 7PH**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Valencia Croft, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* MID TERRACE \*\*\* THREE BEDROOMS \*\*\* LOUNGE DINER \*\*\* KITCHEN \*\*\* DRIVEWAY \*\*\* GARDEN \*\*\* BATHROOM \*\*\* FREEHOLD \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* AMENITIES AND SCHOOLS CLOSE BY \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band A.

### **Approach**

Driveway.

### **Entrance Hall**

Meter cupboard, stairs, radiator and ceiling lightpoint.

### **Lounge**

13' x 12' ( 3.96m x 3.66m )

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

### **Dining Room**

9' x 9' 1" ( 2.74m x 2.77m )

Double glazed sliding door to garden, door to kitchen, wall mounted boiler, radiator and ceiling lightpoint.

### **Kitchen**

13' x 6' 1" ( 3.96m x 1.85m )

Double glazed window to rear, double glazed door to garden, wall and base units, space for appliances, one and half steel sink and drainer and ceiling lightpoint.

### **Landing**

Storage cupboard, loft access and radiator.

### **Bedroom One**

9' x 15' ( 2.74m x 4.57m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bedroom Two**

10' 1" max x 10' ( 3.07m max x 3.05m )

Double glazed window to rear, radiator and ceiling

lightpoint.

### **Bedroom Three**

10' x 7' ( 3.05m x 2.13m )

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

### **Bathroom**

Double glazed window to rear, shower over bath, low level wc, pedestal sink and ceiling lightpoint.

### **Rear Garden**

Patio, lawn and rear access.



**Ground Floor**

**First Floor**

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**  
**Valencia Croft,**  
**Birmingham**

- MID TERRACE
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: Awaited

**£210,000**



**check out more properties at [shipways.co.uk](http://shipways.co.uk)**



Property Ref:  
CAB111508 - 0002

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.

**Not for marketing purposes INTERNAL USE ONLY**



**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)**