



**Farcroft Avenue, Birmingham B21 8AA**

**welcome to**

## **Farcroft Avenue, Birmingham**

\*\*\*MID TERRACE\*\*\*THREE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*KITCHEN WITH SEPARATE UTILITY\*\*\*DOWNSTAIRS BATHROOM\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*

### **Note**

Council tax Band: A

### **Entrance Hall**

Door to front, stairs to first floor, ceiling light point, radiator and doors to:-

### **Lounge**

14' 4" into bay x 11' 8" side of chimney breast ( 4.37m into bay x 3.56m side of chimney breast )  
Double glazed bay window to front, gas fire with surround, ceiling light point and radiator.

### **Dining Room**

12' 9" x 11' 8" ( 3.89m x 3.56m )  
Double glazed window to rear, laminate flooring, ceiling light, radiator and door to:-

### **Kitchen**

11' x 9' 5" ( 3.35m x 2.87m )  
Double glazed window to side, wall and base units with work surfaces over, stainless steel sink and drainer, wall mounted central heating boiler, gas cooker point, tiling to walls, ceiling light point and door to:-

### **Inner Lobby**

Ceiling light point, door to utility and door to bathroom.

### **Utility Room**

23' 10" x 6' 1" ( 7.26m x 1.85m )  
Door to rear, wash hand basin, ceiling light point and plumbing for washing machine.

### **Downstairs Bathroom**

Double glazed window to side, bath with shower over, wash hand basin, low level WC, tiling to walls, ceiling light point and heated towel radiator.





### **Landing**

Double glazed window to rear, ceiling light point, radiator and doors to:-

### **Bedroom One**

15' 1" into recess x 12' excluding bay ( 4.60m into recess x 3.66m excluding bay )

Double glazed bay window to front, ceiling light point and two radiators.

### **Bedroom Two**

12' 8" x 11' 8" into recess ( 3.86m x 3.56m into recess )

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

### **Bedroom Three**

9' 5" x 8' 6" ( 2.87m x 2.59m )

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

### **Rear Garden**

Slabbed area, fence borders, shed, flower beds and rear gated access.



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## Farcroft Avenue, Birmingham

- MID TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY
- DOWNSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



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