



**Almond Croft, BIRMINGHAM B42 1NU**

**welcome to**

## **Almond Croft, BIRMINGHAM**

\*\*\*END TERRACE\*\*\*THREE BEDROOMS\*\*\*KITCHEN/DINER\*\*\*LOUNGE\*\*\*FAMILY BATHROOM\*\*\*OFF ROAD PARKING\*\*\*REAR GARDEN\*\*\*VIEWING ESSENTIAL\*\*\*

### **Approach**

Large driveway, gate providing access to the rear garden, door into

### **Porch**

Double glazed to the side, tiled floor, ceiling light point, door into

### **Entrance Hall**

Two ceiling light points, radiator, storage cupboard, stairs to the first floor, door to

### **Lounge**

17' 10" x 9' 11" ( 5.44m x 3.02m )

Radiator, two ceiling light points, upvc door and patio doors to the rear

### **Kitchen**

12' 10" x 11' 6" ( 3.91m x 3.51m )

Double glazed window to the front, a range of wall and base units, sink and drainer, integrated gas hob, cooker, wall mounted boiler, plumbing for a washing machine, two ceiling light points, radiator, tiled floor





### **Landing**

Two storage cupboards, loft access, ceiling light point, doors to

### **Bedroom One**

14' 4" x 8' 10" ( 4.37m x 2.69m )

Double glazed window to the rear, radiator, ceiling light point

### **Bedroom Two**

8' 11" x 8' 10" ( 2.72m x 2.69m )

Double glazed window to the front, radiator, ceiling light point, fitted wardrobes

### **Bedroom Three**

8' 10" x 7' 4" ( 2.69m x 2.24m )

Double glazed window to the rear, radiator, storage cupboard, ceiling light point

### **Bathroom**

Double glazed window to the front, bath, seperate shower, wash hand basin, low level wc, heated towel rail, tiled floors and walls, ceiling light point

### **Rear Garden**

Gate to front, patio, mainly laid lawn, fence borders



***view this property online*** [shipways.co.uk/Property/GRB110936](http://shipways.co.uk/Property/GRB110936)



welcome to

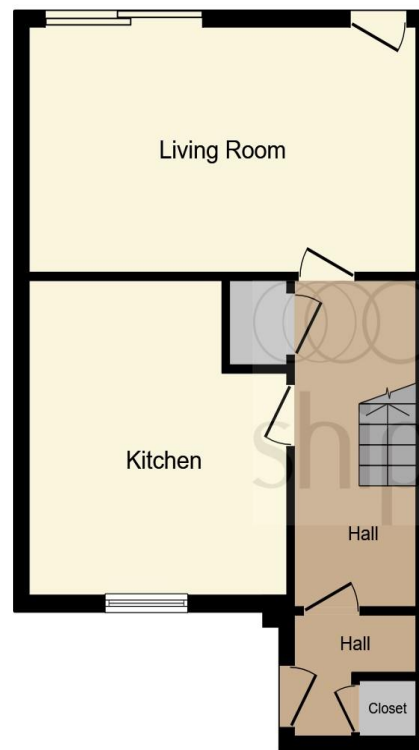
## Almond Croft, BIRMINGHAM

- END TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM

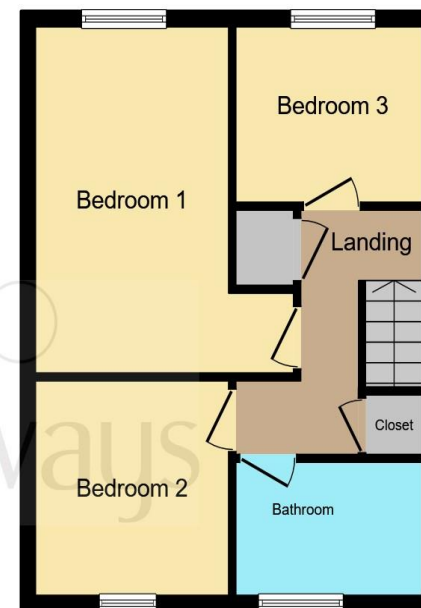
Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**



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)

Awaiting Photograph

**view this property online** [shipways.co.uk/Property/GRB110936](http://shipways.co.uk/Property/GRB110936)



Property Ref:  
GRB110936 - 0004

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 358 2281**



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



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



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