



**Cramlington Road, Birmingham B42 2EG**



**welcome to**

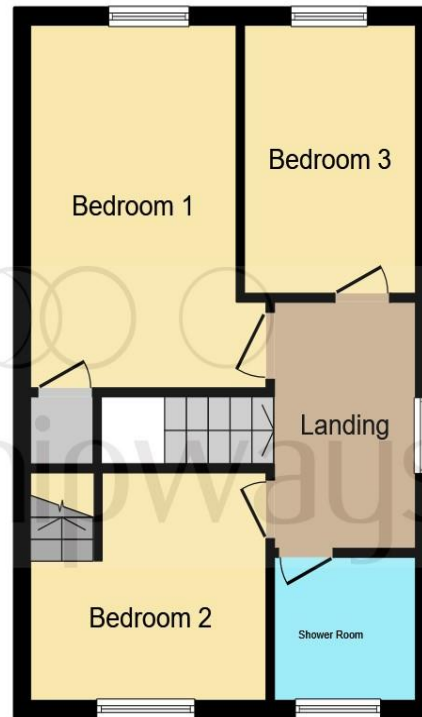
**Cramlington Road, Birmingham**

\*\*\*FOUR BEDROOMS\*\*\* OFF STREET PARKING\*\*\* SOUGHT AFTER LOCATION\*\*\* FUNCTIONING DOUBLE GARAGE SIZED OUT-BUILDING WITH ELECTRIC AND WATER\*\*\* SEMI DETACHED\*\*\* GOOD SIZE GARDEN\*\*\*

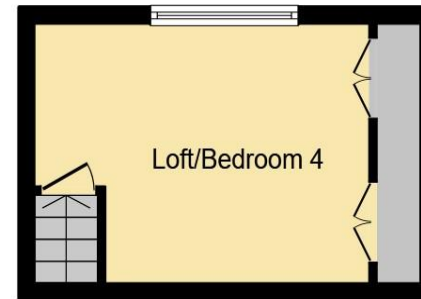




**Ground Floor**



**First Floor**



**Second Floor**

## Agent Note

### Lounge

14' x 15' 11" ( 4.27m x 4.85m )

### Kitchen

10' 5" into bay x 9' 11" ( 3.17m into bay x 3.02m )

### Bedroom One

10' 1" x 13' 11" ( 3.07m x 4.24m )

### Bedroom Two

14' 1" x 8' 6" ( 4.29m x 2.59m )

### Bedroom Three

9' 11" x 9' 1" ( 3.02m x 2.77m )

### Bedroom Four

11' 4" x 7' 2" ( 3.45m x 2.18m )

### Rear Garden

### Outbuilding

16' 5" x 18' 8" ( 5.00m x 5.69m )

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)

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## Cramlington Road, Birmingham

- FOUR BEDROOMS
- LARGE LOUNGE
- GARAGE TO REAR
- CENTRAL HEATED
- DOUBLE GLAZED

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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