



Bartley Crescent, Birmingham B31 1UU

welcome to

Bartley Crescent, Birmingham

**** IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY ** LOUNGE ** FITTED KITCHEN DINER ** DOWNSTAIRS W/C ** EN-SUITE ** FOUR PIECE FAMILY BATHROOM ** SECURE REAR GARDEN ** GARAGE AND DRIVEWAY ** * COMMUTABLE DISTANCE TO THE QUEEN ELIZABETH HOSPITAL & BIRMINGHAM UNIVERSITY ****

Agent Note

The council tax Band is D.
Currently the property is Registered as Leasehold at Land Registry. Please ask the Branch for more details.

Approach

Driveway giving access to garage, access gate to rear garden, low wall to boundary, electric vehicle charging point.

Entrance Hall

Double glazed door to front, central heating radiator, cupboard providing space for tumble dryer and tiled floor.

Downstairs W/C

Double glazed window to front, w/c, wash hand basin with hot & cold taps, tiled splashback, and central heating radiator.

Lounge/Diner

28' 1" plus bay. x 12' (8.56m plus bay. x 3.66m)
Double glazed bay window to front & double door to rear, central heating radiator, electric fireplace, wood floor and archway to kitchen diner area.

Kitchen Diner

19' 10" x 11' 6" (6.05m x 3.51m)
L-shaped (open-plan) Double glazed window to rear, ceiling spotlights, range of wall and base units, work surfaces, sink/drain, tiled splashback, integrated cooker & dishwasher, gas hob, cooker hood, space for fridge/freezer, plumbing for washing machine, cupboard housing the central heating boiler, central heating radiator, tiled floor and patio doors to garden.

Landing

Double glazed window to side, loft access with ladder, airing cupboard housing the water tank, doors to bedrooms and bathroom.

Bedroom One

11' x 9' plus recess. (3.35m x 2.74m plus recess.)
Double glazed window to front, central heating radiator, laminate floor, and door to en-suite shower room.

En-Suite Shower Room

Extractor fan, shower cubicle, w/c, wash hand basin with hot & cold taps, shaver point, central heating radiator, tiling to walls and laminate floor.

Bedroom Two

11' x 9' 1" (3.35m x 2.77m)
Double glazed window to rear, fitted wardrobes, central heating radiator and laminate floor.

Bedroom Three

9' x 7' (2.74m x 2.13m)
Double glazed window to rear, central heating radiator, fitted wardrobes and laminate floor.

Bedroom Four

8' x 6' (2.44m x 1.83m)
Double glazed window to front, central heating radiator, built-in storage cupboard and laminate floor.

Four Piece Bathroom

Double glazed window to side, extractor fan, bath with shower head attachment, shower cubicle, tiled splashback, w/c, wash hand basin with mixer tap, heated towel rail and tiled floor.

Rear Garden

Decked area, pergola, artificial lawn beyond, pond,



cold water tap, greenhouse, mature trees, shrubs, and gate to side. Fully enclosed.

Garage

Up and over door, power, and lighting.



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Bartley Crescent, Birmingham

- Immaculately presented four-bedroom detached property.
- Spacious lounge and fitted kitchen diner.
- Downstairs w/c.
- Four-piece family bathroom and en-suite to master bedroom.
- Well-maintained secure rear garden.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over **£380,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
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