



**Penrith Croft, Birmingham B32 3NB**



**welcome to**

**Penrith Croft, Birmingham**

\*\*\*THREE BEDROOM SEMI-DETACHED HOME\*\*\*MODERN AND STYLISH THROUGHOUT\*\*\*DOWNSTAIRS CLOAKROOM\*\*\*REAR GARDEN\*\*\*DRIVEWAY PARKING\*\*\*



### Agent Note

This property is council tax band C.

### Entrance Hallway

Understairs storage, built in storage cupboard, central heating radiator, stairs to first floor, doors to all downstairs accommodation.

### Kitchen

13' x 11' ( 3.96m x 3.35m )

Double glazed window to front, central heating radiator, range of wall & base units with worktops over, gas hob, extractor hood, integrated oven, stainless steel sink & mini sink with drainer, plumbing for utilities, space for dining table.

### Lounge

13' x 13' ( 3.96m x 3.96m )

Double glazed double doors & window to rear, central heating radiator.

### Downstairs W/C

Double glazed frosted window to rear, heated towel rail, low level flush w/c, wash hand basin with mixer tap.

### Landing

Built in storage, loft access (NO ladder).

### Bedroom 1

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear, central heating radiator.

### En-Suite

Shower, low level flush w/c, wash hand basin with mixer tap, heated towel rail, tiled to splash-prone areas.

### Bedroom 2

13' x 9' ( 3.96m x 2.74m )

Double glazed window to front, central heating radiator.

### Bedroom 3

9' x 8' ( 2.74m x 2.44m )

Double glazed window to front, central heating radiator, built in storage cupboard.

### Bathroom

Double glazed frosted window to rear, heated towel rail, bath with electric shower over, low level flush w/c, wash hand basin with mixer tap, tiled to splash-prone areas.

### Rear Garden

Laid to lawn, side gate access.

### Parking

Driveway for 2 cars, EV charger.



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welcome to

## Penrith Croft, Birmingham

- THREE BEDROOM FAMILY HOME
- DRIVEWAY PARKING
- MODERN THROUGHOUT
- TWO BATHROOMS PLUS DOWNSTAIRS W/C
- GOOD SIZE REAR GARDEN

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

from

**£287,500**



Please note the marker reflects the  
postcode not the actual property

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