

for sale

£220,000



## Crabtree Road Birmingham B18 7HR

MODERN THREE BEDROOM FAMILY HOME, ideal INVESTMENT or FIRST TIME BUYERS opportunity, Close to JEWELLERY QUARTER and close to many transport links. VIEWING HIGHLY RECOMMENDED.



# Crabtree Road Birmingham B18 7HR

## Outside/Approach

Lawn area with pathway leading to double glazed front door.

## Entrance Porch

Having storage area, gas and electric meters housed and carpet flooring.

## Entrance Hall

Having laminate flooring and radiator.

## Ground Floor W.C

Low level w.c and wash hand basin.

## Lounge

16' x 10' 1" ( 4.88m x 3.07m )

Double glazed bay window, carpet flooring and radiator.

## Kitchen

16' 4" x 9' 4" ( 4.98m x 2.84m )

Kitchen comprising of wall and base units including work surfaces

over, sink and drainer, cooker point, partly tiled, laminate flooring and sliding door into rear garden.

## First Floor Landing

Storage area, carpet flooring, loft access and doors off to:

## Bedroom One

12' 4" x 10' 1" ( 3.76m x 3.07m )

Double glazed window, storage, radiator and laminate flooring.

## Bedroom Two

9' 6" max x 10' 11" ( 2.90m max x 3.33m )

Double glazed window, radiator and laminate flooring.

## Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )

Double glazed window, radiator and laminate flooring.

## Bathroom

Contemporary suite comprising of panel bath with shower overhead with glass shower screen, wash hand basin, low level w.c, towel rail radiator, tiled walls, double glazed window and



laminated flooring.

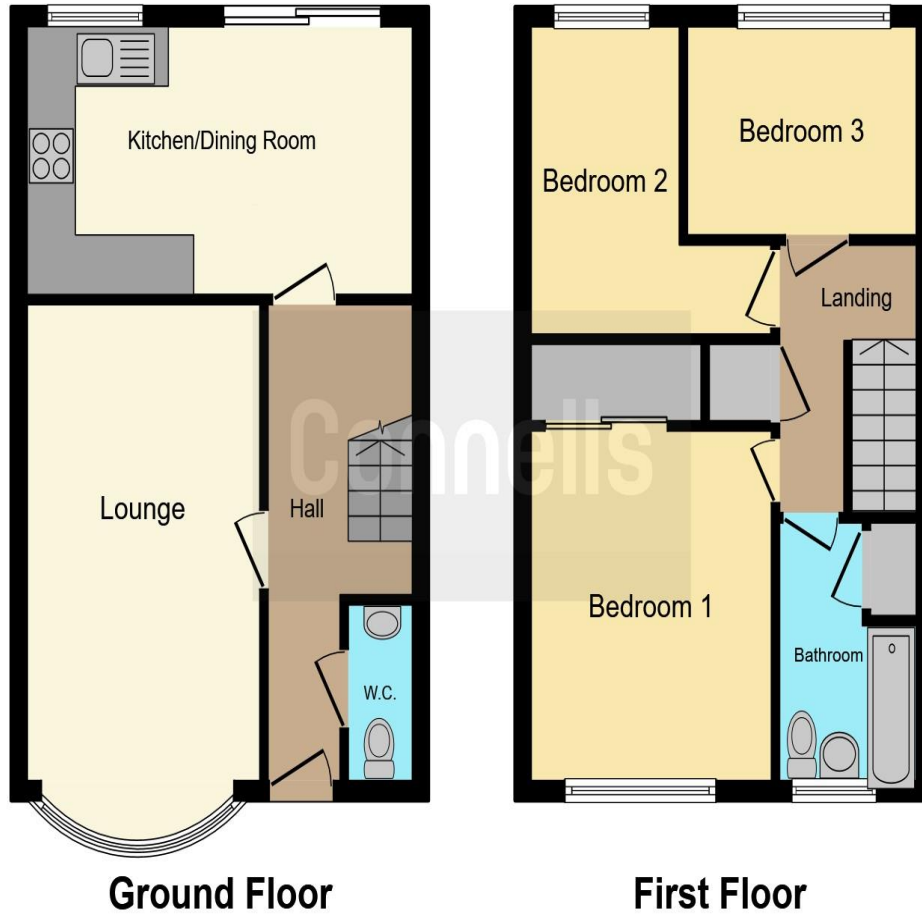
## **Rear Garden**

Patio area with grass beyond with shed and rear entrance.









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Property Ref: DIG111118 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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