



14 Guildford Croft

Marston Green , Birmingham, B37 5PH

- 3 Bedroom Semi Detached
- Lounge
- Large Kitchen Diner
- Bathroom

Guide Price £180,000

EPC Rating 'TBC'





Property Description

This three-bedroom semi-detached home offers great potential for buyers looking to renovate and add value. Featuring a spacious kitchen/diner, integral garage, and full uPVC double glazing, the property provides a solid foundation for a modern family home. A driveway to the front offers convenient off-road parking. The property also benefits from an enclosed rear garden with rear gate access and access to the garage. Conveniently located close to local amenities, schools, and transport links, this is an excellent opportunity to create a space tailored to your needs.

Ground Floor

Porch

UPVC Window to front, window to rear, door to:

Hallway

Double radiator, stairs to first floor, door to:

Lounge (3.68m x 3/ 12'1" x 10'6").20m

UPVC double glazed window to front, double radiator, door to:



Kitchen/Diner (4.90m x 4.62m/ 16'1" x 15'2")
UPVC double glazed window to rear, two storage cupboards, double radiator, uPVC double glazed double doors leading to rear garden, door to:



Garage
Remote-controlled electric roller door, internal door access, houses the utility meters and fuse board.

First Floor

Landing
Boiler cupboard, doors to bedrooms.



WC
UPVC frosted double glazed window to rear, radiator, door to:

Bathroom
Fitted with a two-piece suite comprising bath, wash hand basin with electric shower over, uPVC frosted double glazed window to rear, door to:



Bedroom 1 (4.25m x 2.62m / 13'11" x 8'7")
UPVC double glazed window to front, radiator, door to:



Bedroom 2 (3.36m x 1.91m / 11' x 6'3")

UPVC double glazed window to rear, radiator, door to:

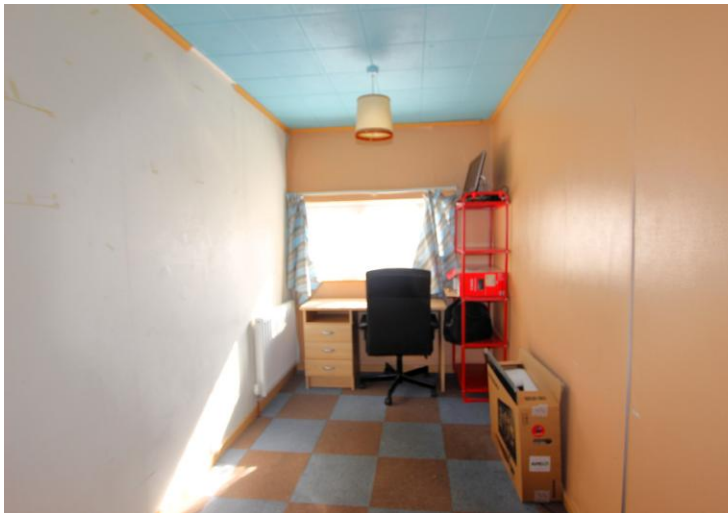
Bedroom 3 (3.35m x 1.89m / 11' x 6'2")

UPVC double glazed window to front, door to:

Outside Space

Front: Driveway providing off-road parking and small lawned area

Rear: Enclosed rear garden with rear gate access and access to the garage.



Ground Floor



First Floor



66 Station Road
Marston Green
Birmingham
West Midlands
B37 7BA

www.urbangreyestates.com
info@urbangreyestates.com
0121 770 8811

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements