



 **urbangrey**
ESTATES

37 WIGHT CROFT, SMITHS WOOD, BIRMINGHAM, B36 0PX
ASKING PRICE OF £240,000





A spacious three-bedroom semi-detached home, situated on a quiet residential street in a sought-after part of B36, the property has excellent potential for modernisation, it's an ideal choice for families or those looking to make a property their own. Wight Croft is in a peaceful and well-regarded residential area, ideally placed for families and commuters alike. The property benefits from easy access to a range of local amenities, including shops, supermarkets, cafes, and medical facilities.

The area is served by well-rated local schools and excellent transport links, including nearby bus routes, Birmingham International Airport, and Marston Green railway station, providing convenient access to Birmingham City Centre and surrounding areas. The nearby M6 and M42 motorway networks also offer quick road connections across the Midlands and beyond.





Ground Floor

Porch:

uPVC double glazed windows to the front and side, hardwood half-glazed entrance door, leading into the hallway via a uPVC internal door.

Entrance Hallway:

Bright and welcoming with uPVC double glazed windows to the front and side, stairs to the first floor, and access to:

Lounge (4.34m x 3.77m/ 14'3" x 12'4")

Spacious reception room featuring a uPVC double glazed bow window to the front, false chimney breast, and double radiator.

Dining Room (3.63m x 2.41m/ 11'11" x 7'11")

A second reception room with uPVC double glazed tip and tilt sliding patio doors to the rear garden and double radiator.

Kitchen (3.63m x 2.37m/ 11'11" x 7'9")

Fitted with a range of base and wall units, worktop surfaces, and a 1½ bowl stainless steel sink. uPVC double glazed window to the rear, two storage cupboards, and access to:

Lean-To:

Additional storage space with uPVC double glazed window and door to the rear garden. Internal door to:

Garage:

Up-and-over door, fluorescent strip lighting.

First Floor

Landing:

uPVC double glazed window to the side, boiler cupboard, access to all bedrooms and bathroom. Loft access via pull down ladders

Bedroom One (4.34m x 3.03m/ 14'3" x 9'11")

Generous double room with uPVC double glazed bay window to the front, built-in storage, and radiator.

Bedroom Two (3.71m x 3.03m/ 12'2" x 9'11")

Double bedroom with uPVC double glazed window to the rear, wardrobe, and double radiator.





Bedroom Three (3.11m x 2.09m/ 10'3" x 6'10")

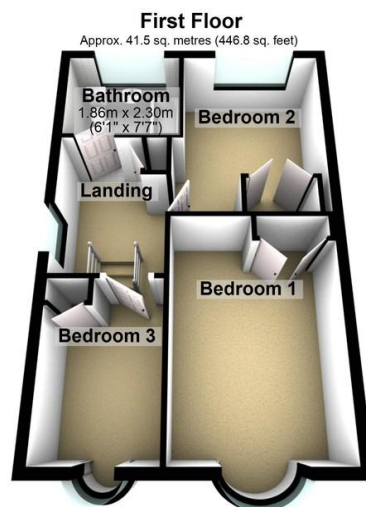
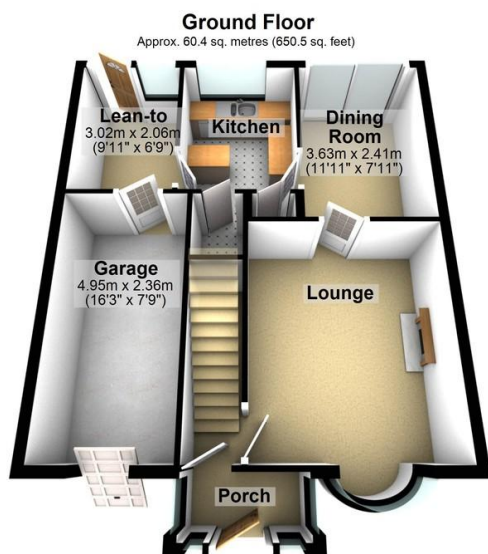
Single bedroom with uPVC double glazed bay window to the front, built-in wardrobe, and radiator.

Bathroom: Three-piece suite comprising panelled bath with electric shower over, wash hand basin, and low-level WC. uPVC double glazed window to rear, radiator, and heated towel rail.

Outdoor Space:

Front Garden & Driveway: Mature garden with established shrubs and planting. A driveway offers off-road parking and access to the garage.

Rear Garden: A private and established garden featuring a paved patio area, artificial lawn, and a selection of mature shrubs and planting. A tranquil outdoor space, perfect for relaxing or entertaining.



Total area: approx. 101.9 sq. metres (1097.2 sq. feet)