



Hedley Croft, Castle Vale  
Birmingham, B35 6PB

Offers in the Region Of £259,950



# Castle Vale

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POPULAR RESIDENTIAL LOCATION - Paul Carr Estate Agents are pleased to offer for sale this Semi-Detached family home presented to a very high standard and being conveniently situated for access to Birmingham city centre via arterial transport connections and a range of local amenities to include convenience shopping and schools.

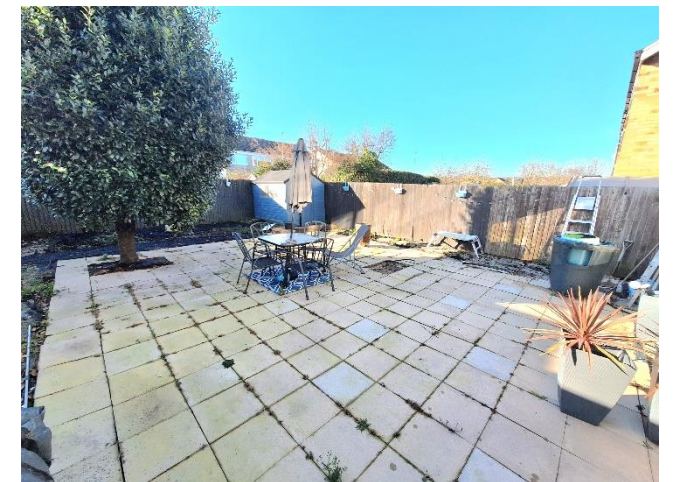
The home on offer provides a beautifully appointed spacious lounge with an open plan kitchen/dining room having well-appointed fully fitted wall and base units. To the rear there is a large low maintenance garden ideal for entertainment.

To the first floor there are three double bedrooms to provide a well-proportioned family home, with a shower room and separate W.C.

Parking is provided by a block paved driveway with side garage and additional extended storeroom to the rear of the garage.

Don't miss out on the opportunity to view this fantastic property.

Contact us today to arrange a viewing and make this house your home.







## Property Specification

THIS DELIGHTFUL FAMILY HOME BEING IMMACULATELY PRESENTATED THROUGHOUT BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.68m (15'4") x 4.41m (14'6")

Kitchen/Dining Room 5.39m (17'8") x 2.74m (9')

Garage 5.36m (17'7") x 2.33m (7'8")

Storage 5.12m (16'10") x 3.20m (10'6")

Landing

Bedroom 1 4.04m (13'3") x 3.02m (9'11")

Bedroom 2 3.60m (11'10") x 3.05m (10')

Bedroom 3 2.78m (9'1") x 2.31m (7'7")

Shower Room 1.61m (5'3") x 1.46m (4'9")

Separate w.c. 1.71m (5'7") x 0.81m (2'8")

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B. Tenure: Freehold on completion

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

